

November 7, 2024 LaFayette Town Board Meeting Minutes

Minutes of the regular Town Board Meeting held by the LaFayette Town Board on November 7th, 2024 at 6:30 p.m. at LaFayette Town Hall and live on Facebook.

Present: William McConnell, Supervisor
Melanie Palmer, Councilor
Jerry Marzo, Councilor
Carole Dwyer, Councilor
Nate Loughlin, Councilor

Recording Secretary: Tonya Farewell, Deputy Town Clerk
Attorney: Jeff Brown
Budget Officer: Jim Pompo
Others Present: Sue Marzo, Information Officer
Dave Knapp, County Legislator
Jessica Rice, Library Director
Mark Distler, Deputy Supervisor
Jay Erickson & Sean Doolittle, LaFayette Fire Dept.
Ashlie Carrier, Facilities Mgr/ LaFayette Ambulance
and several residents

- 1. Supervisor McConnell called the meeting to order at 6:30 pm and Deputy Town Clerk Tonya Farewell took the roll. All Present. Pledge to our U.S. Flag led by Councilor Nate Loughlin.
- 2. Motion to accept the Budget meeting minutes of October 7, 2024 as submitted by Councilor Melanie Palmer

R-160-24 Councilor Palmer moved and Councilor Marzo seconded the motion to accept the October 7, 2024 Budget Meeting minutes as submitted by Councilor Melanie Palmer. Motion carried 5-0.

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

- 3. Motion to accept minutes of the October 8, 2024 regular Town Board meeting as submitted by Town Clerk Kristin Shute Colburn.

R-161-24 Councilor Loughlin moved and Councilor Dwyer seconded the motion to accept the October 8, 2024 regular Town Board meeting minutes as submitted by Town Clerk Kristin Shute Colburn. Motion carried 5-0.

William McConnell	Supervisor	Voted	Yes
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Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

4. COMMUNICATIONS / BOARD ACTION

A. Local Law 3-2024 - Tax Cap Levy - Supervisor McConnell explained that this is something we must do as we will not meet the NYS 2% Tax Cap Levy, that this year's budget is at 19.2% above the 2023 budget due to a number of things including the increase in minimum wage, and insurance.

R-162-24 Councilor Palmer moved and Councilor Marco seconded the motion to open the public hearing @ 6:33 pm with regard to Local Law 3-2024 to override the tax levy limit established in NY General Municipal Law §3-c. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

No residents spoke with regards to Local Law 3-2024 - Tax Cap Levy

R-163-24 Councilor Dwyer moved and Councilor Palmer seconded the motion to close the public hearing @ 6:34 pm with regard to Local Law 3-2024 to override the tax levy limit established in NY General Municipal Law §3-c. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

R-164-24 Councilor Marzo moved and Councilor Loughlin seconded the motion to adopt Local Law 3-2024 to override the tax levy limit established in NY General Municipal Law §3-c. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

B. Preliminary Budget - Supervisor McConnell

R-165-24 Councilor Palmer moved and Councilor Dwyer seconded the motion to open the public hearing @ 6:42 pm regarding the 2025 Preliminary Budget (General Budget, Highway Budget, Library Budget, Lighting District Budgets, Coye Road, Northeast & Smokey Hollow Water District Budgets, Cohen & Zumpano Drainage District Budgets, SOTS Budget rates at \$350 per household) Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

Supervisor McConnell prepared a slide presentation that outlined the 2025 Preliminary Budget.

- Town Highway Department: (1) Continuing the FY 2024 3 year Rolling equipment replacement plan initiative to reduce annual operating usage cost less than \$15K. (2) The 2023 Mech. Budget from \$84.5K to \$64K. and vehicles are under warranty
Includes: General repairs, improvements, machinery, employee benefits, snow removal. 2025 Amount to be raised \$1,099,567 / Tax Cap increase - 0.31%; Tax Rate Increase \$0.01
- The LaFayette Ambulance Service: (1) Continuing the FY 2023 initiative to build to a 24/7 365 Town ambulance service. (2) Increased in 2025 by 20% to ensure 100 hours Town ambulance coverage per week.
Includes: salaries, employee benefits, vehicles, equipment. 2025 amount to be raised \$422,881 / Tax Cap Rate increase 23.76%; Tax Rate increase \$1.25
- The LaFayette Fire Dept.: (1) To replace an aging "pumper fleet" due to no public water to fight fires. (2) Increase 20% to maintain older fire fighting vehicles.
Includes: Fire protections, equipment, pension fund, building upkeep- renovation. 2025 Amount to be raised \$420, 118 / Tax increase \$1.24
- General Fund Includes: Payroll, building, printing & mailing, street lighting, youth programs, refuse, planning & zoning boards, court clerks & judges.
2025 Amount to be raised \$1,087,153.00, increase 48.61%.
This includes: (1) \$68K higher in expenditures vs. 2024 (2) \$68K higher in health insurance & more participants (3) \$27K increase in payroll taxes and retirement costs (3) \$43K increase in accounting / bookkeeping fees (4) \$10l increase in general insurance costs. *2024 relied on \$340K fund balance to reduce taxes. This year relied on only \$31K fund balance.
- Jamesville Fire budget includes fire protection, equipment, pension, building upkeep remained nearly the same as 2024. Budget \$42,500 / Tax Rate \$0.01/8.33%
- Library Fund -Includes: Library operations, personal services, contractual expenses, employee benefits. 2025 Tax Rate increase \$0.10 / 15.87%
- Town Grants for 2023-2024: (1) Onondaga County Community Development Grant - \$25k to replace Stafford Park Playground equipment is 80% complete; Grant Awards - NY Main Street award (1) \$300k LaFayette Hotel Building Stabilization Grant in work Jan 2025 (2) Restore NY Grant - \$1.6 M LaFayette Hotel Building Rehabilitation, In

works Jan 2025 (3) Onondaga County HUD Grant - \$100k for Community Center - complete (4) DASNY 2025 / Assemblyman Lemondes: \$50K for highway material storage building.

- ARPA \$20k allocated for 2024 / The purchase of 4 solar powered speed limit control signs- 2 in the hamlet on Route 20 & 2 on Route 11 N near the high school (pending). These costs are not included in the taxpayers' bills. The remaining ARPA funds: \$87K to be used No Later Than Dec. 2026.
- Overall Town Budget Costs: NYS Tax Cap Rate set at 2% with a 0% growth factor; Town of LaFayette 2025 Tax Rate set at 19.2%; The Town did not meet the NYS Tax Cap Mandate; Tax rate effect on residents increase of \$1.58/1K assessed value.

A resident spoke of the need for speed signs near Bailey Park and if that could be included into the budget.

R-166-24 Councilor Loughlin moved and Councilor Palmer seconded the motion to close the public hearing @ 6:54 pm regarding the 2025 Preliminary Budget (General Budget, Highway Budget, Library Budget, Lighting District Budgets, Coye Road, Northeast & Smokey Hollow Water District Budgets, Cohen & Zumpano Drainage District Budgets, SOTS Budget rates at \$350 per household). Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

R-167-24 Councilor Palmer moved and Councilor Marzo seconded the motion to adopt the 2025 Preliminary Budget (General Budget, Highway Budget, Library Budget, Lighting District Budgets, Coye Road, Northeast & Smokey Hollow Water District Budgets, Cohen & Zumpano Drainage District Budgets, SOTS Budget rates at \$350 per household). Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

Attorney Jeff Brown suggested that we hold off on the LaFayette Fire Department, LaFayette Ambulance and Jamesville Fire Department contract decisions until the December 10, 2024 Town Board meeting.

C. B & L Cardiff Water

1. Grant Award Announcement - Supervisor McConnell advised that he was made aware earlier this week that the NYS DOH complete the evaluation for Base Drinking Water State Revolving Fund (DWSRF) hardship funding

for the Cardiff Water Project. This project is eligible for Base DWSRF grant award of \$3,425,800 and a interest free financing of \$1,468,200 for a term of up to 30 years

2. B & L Presentation of proposed expanded water district = Engineer Chris Lawton provided the following data.

- Project Background
 - Existing Cardiff System: (1) Ownership transferred to Town from Honeywell (2) Town Agreement with OCWA to operate for 10 years (3) Inefficient water supply.
 - Project Goals: (1) Ensure Cardiff has reliable water (2) Provide Long Term solution for Cardiff (3) Provide solution with NO DEBT (4) Before 10-year agreement with OCWA ends in 2031
- Water Interest Survey
 - Survey sent Spring 2023
 - Interest in water throughout the Town: 64% of respondents were in favor of public water. Respondents noted issues with their current water source
- Project Scope
 - Project includes: (1) Connection to Town of Tully system (2) Transmission main to Cardiff treatment building (3) Water Storage Tank in Cardiff (4) Decommission spring fed water source and replace with Village of Tully water.
- Proposed Scope Change
 - Expanded District: Allows residents along the proposed water main to connect, even if they are not connected to the existing Cardiff Water system
 - Connection is optional, NOT mandatory
 - MOU with the Village of Tully includes the capacity to provide water to these residents.
- Project Differences:

Project Summary	Alternative #1 - Existing Cardiff Users Only	Alternative #2 - Proposed Expanded District
Number of Parcels	30	104
Number of Potential EDUs @ full build out	28	72
Anticipated EDUs @ time of construction	28	37
Construction Costs	\$4,894,000	\$5,734,000
Anticipated 1 st Yr. System Costs *	\$446	\$363
Difference		\$83

This includes Operations & Maintenance (O&M), and Short Lived Assists (SLA). Assumes O&M costs are shared with the existing Route 11A Water District in the Town of Tully (13 existing connections)

- Anticipated Plan of Finance - The Town applied for grants in June 2024 and received a 70% Bipartisan Infrastructure Law (BIL) grant for %3.4M

Funding	Amount
Total Estimated Project Cost	\$5,734,000
Anticipated Congressionally Directed Spending (CDS) grant	\$1,125,000
Anticipated USDA Rural Development and/or CDBG grant	\$4,609,000 -\$2,609,000 USDA RD -\$2,000,000 CDBG
Total Amount to be Financed	\$0
Estimated 1 st year Town Debt Service per EDU	\$0

- Anticipated 1st year Costs

Per EDU	Users Connected to Water System	Water District Properties Not Connected
EDUs	37	
Estimated Annual Village Water Usage Cost	\$202	\$0
Annual Capital Debt Assessed by Village of Tully	\$255	\$0
Annual Short-Lived Asset (SLA) Annual Cost	\$30	\$0
Annual Operation & Maintenance (O&M)	\$333	\$0
Town Debt	\$0	\$0
Tota; Estimated User Cost per EDU (Annual)	\$821	\$0
Total Estimated User Cost per EDU (Monthly)	\$68	

- Benefits of Expanded District
 - More users to share in the O & M costs, estimated to be \$83 difference per user in the 1st year
 - Minimal increase in the construction costs to add new connections
 - Anticipated 100% grant funding (NO DEBT) through USDA RD/ CDBG grant
 - Provides access to safe and reliable drinking water
 - Provides fire suppression via hydrants
- Next Steps:
 - Expanded District: (1) Public Hearing (2) Resolution to Form District (3) Bond Resolution Revision
 - USDA Rural Development Funding Application - Target mid-November submission

3. Public Hearing on the Expanded Cardiff Water District

R-168-24 Councilor Marzo moved and Councilor Palmer seconded the motion to open the public hearing @ 7:15 pm regarding the Expanded Cardiff Water District formation. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

Several residents spoke of and questioned the annual costs, the scope of the expanded district, reasons for the district when the Tookes spring has been sufficient in the past. water meters, hydrants (per DOH they will be every 600 feet), size of storage tank, (50-100 K gallons), water pressure (almost 200 psi), line diameter size (6-8 inch)

R-169-24 Councilor Palmer moved and Councilor Marzo seconded the motion to close the public hearing @ 7:35 pm regarding the Expanded Cardiff Water District formation. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

4. District formation Resolution

RESOLUTION ESTABLISHING DISTRICT AND AUTHORIZING TOWN SUPERVISOR TO EXECUTE DOCUMENTS

WHEREAS, the Town Board of the Town of LaFayette, ("Board"), Onondaga County, New York is interested in establishing a proposed water district to be known as the "Expanded Cardiff Water District", ("District"), pursuant to Article 12-A of the Town Law, and

WHEREAS, the Town Board has appropriated money from the General Fund of said Town to compensate Barton & Loguidice Engineers (B&L) for preparation of a report, plan and map outlining the District, and

WHEREAS, said map, plan and report, including an estimate of cost, was duly prepared by B&L, engineers duly licensed under the laws of the State of New York, and

WHEREAS, said map, plan and report has been filed in the Office of the Town Clerk of the Town of LaFayette where the same is available for inspection during regular business hours, and

WHEREAS, the District shall be bounded and described as set forth in Schedule A, and

WHEREAS, the improvements proposed for the District include construction of a water transmission main connecting the Cardiff Water System to the Town of Tully Route 11A water system. The proposed improvements include approximately 18,250 LF of new transmission main and appurtenances, a 100,000-gallon water storage tank, improvements to the existing water treatment building, new fire hydrants, services including curb stops, meters, and meter pits, and a master meter vault all projected to cost a maximum of \$5,734,000, and

WHEREAS, said improvements shall be financed wholly by a requested \$1,125,000 Congressionally Directed Spending Grant; a requested \$2,609,000 USDA Rural Development Grant; and a requested \$2,000,000 HUD Community Development Block Grant (all estimated amounts), and

WHEREAS, the annual estimated average cost of the District to the typical residential property therein is \$821.03 and the cost to a residential property in the District but not connected to the water system is \$0, and

WHEREAS, an explanation of the manner by which were computed said estimated annual cost to the typical residential property in said District has been duly filed in the Office of the Town Clerk where the same is available during regular office hours for examination by any person interested in the subject matter thereof, and

WHEREAS, the establishment of said District and the improvements proposed therein have been determined to be an Unlisted Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, implementation which as proposed, the Town Board has determined will not result in any significant environmental effect, and

WHEREAS, an order was duly noticed and published in the official newspaper of the Town by the Town Clerk on October 27, 2024, containing a legal description of the boundaries of the District, the improvements to be constructed, the maximum amount to be expended by the Board for said improvements, the method of financing to be employed, the fact that a map, plan and report were on file in the Office of the Town Clerk during the pendency of this proceeding for public inspection, and specifying the 7th day of November 2024 at 6:30 pm, at the LaFayette Town Hall, 2577 US Route 11, LaFayette, New York, as the time when and the place where the Board would hold a public hearing to hear all persons interested in the subject thereof; and

WHEREAS, said order was duly published in the official newspaper of the Town of LaFayette, within the time prescribed by Town Law and proof of such publication having been duly presented to the Board; and

WHEREAS, said order was duly posted by the Town Clerk on the designated sign board located at the Town Hall and duly mailed to all property owners in the proposed District within the time prescribed by Town Law, and proof of such posting having been duly presented to the Board; and

WHEREAS, the Board determined that the notice of public hearing was published and posted as required by law, and was otherwise sufficient, and

WHEREAS, the Board determined that all the property owners included in the District are benefited thereby, that all property owners benefited by the District are included in the District and the establishment of the District is in the public interest, all as more particularly set forth in the record of the proceedings, and

WHEREAS, said public hearing was duly opened at the time and place set forth in said order at which time all persons desiring to be heard were duly heard, and

WHEREAS, following said public hearing, and based upon the evidence given thereat, the Board on November 7, 2024, duly adopted this resolution determining in the affirmative all the questions set forth in Section 209-e(1) of the Town Law and approving the establishment of said District.

NOW, THEREFORE, IT IS HEREBY ORDERED, pursuant to the provisions of Town Law, that the Town Board of the Town of LaFayette herein specifically finds that:

1. The notice of hearing was duly published and posted as required by law and notice of the public hearing otherwise complied with due process requirements.
2. All the property and property owners within the proposed District are benefited thereby.
3. All the property and property owners benefited are included within the limits of the District.
4. The formation of the District is in the public interest, and it is further

ORDERED by the Town Board of the Town of LaFayette, Onondaga County, New York, as follows:

Section 1. The District hereby established shall be known as the "Expanded Cardiff Water District", and shall be bounded and described as set forth more fully in the map, plan and report on file in the Office of the Town Clerk, and as further described in Schedule "A".

Section 2. The improvements contemplated in the map, plan and report, the associated appurtenances, machinery, apparatus, public works and incidental improvements, and expenses in connection therewith, as more fully described in the map, plan and report, are hereby authorized and approved.

Section 3. The Supervisor of the Town of LaFayette, or his designee, is hereby authorized and directed to take such action as is necessary and proper, and/or incidental, to form the District and negotiate an operations and maintenance agreement with OCWA which shall be submitted to the Town Board for final approval.

Section 4. This Resolution shall be subject to a permissive referendum.

R-170-24 Councilor Loughlin moved and Councilor Marzo seconded the motion to approve the resolution establishing the district and authorizing the Supervisor to execute documents. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

5. Bond Resolution

A RESOLUTION AUTHORIZING THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS TO THE EXPANDED CARDIFF WATER DISTRICT FACILITIES, AT A MAXIMUM ESTIMATED COST OF \$5,734,000 AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$5,734,000 SERIAL BONDS TO PAY THE COST THEREOF.

BE IT RESOLVED by the Town Board of the Town of LaFayette, Onondaga County, New York, as follows:

Section 1. The acquisition, construction and installation of improvements to the Cardiff Water District (the "District") water system in the Town of LaFayette, Onondaga County, New York (the "Town") including, but not limited to, water mains, valves, hydrants and other facilities, and the acquisition of machinery, equipment or apparatus required in connection therewith, is hereby authorized at an estimated maximum cost of \$5,734,000.

Section 2. It is hereby determined that the maximum estimated cost of the aforesaid specific objects or purposes is \$5,734,000, said amount is hereby

appropriated therefor and the plan for the financing thereof shall consist of the issuance of not to exceed \$5,734,000 in serial bonds (the "Bonds") of the Town authorized to be issued pursuant to this resolution.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid specific object or purpose is forty (40) years, pursuant to Section 11.00(a)(1) of the Local Finance Law. The proposed maturity of the Bonds will be in excess of five years.

Section 4. Pursuant to Section 107.00(d)(3)(a) of the Local Finance Law, current funds are not required to be provided prior to issuance of the Bonds or any bond anticipation notes issued in anticipation of issuance of the Bonds.Section 5. The temporary use of available funds of the Town, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this resolution.

Section 6. The Bonds and any bond anticipation notes issued in anticipation of the Bonds (the "Notes"), shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law and the Bonds and Notes, shall be general obligations of the Town, payable as to both principal and interest by a general tax upon all the real property within the Town without legal or constitutional limitation as to rate or amount. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. There shall annually be apportioned and assessed upon the several lots and parcels of land within the District which the Town Board shall determine to be especially benefited by the improvement, an amount sufficient to pay the principal of and interest on such obligations as the same becomes due and payable, but if not paid from such source, all the taxable real property in the Town shall be subject to the levy of ad valorem taxes without limitation as to rate or amount sufficient to pay the principal of and interest on such obligations when due.

Section 7. Subject to the provisions of this resolution and of the Local Finance Law, and pursuant to the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 63.00 inclusive of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the Bonds herein authorized, including renewals of such Notes, and the power to prescribe the terms, form and contents of the Bonds and Notes, and the power to sell and deliver the Bonds and Notes, and the power to sell and deliver the Bonds and Notes providing for substantially level or declining annual debt service, is hereby delegated to the Town Supervisor, the chief fiscal officer of the Town.

Section 8. This resolution is intended to constitute the declaration of the Town's "official intent" to reimburse the expenditures authorized by this resolution with the

proceeds of the Bonds and bond anticipation notes authorized herein, as required by United States Treasury Department Regulation Section 1.150-2.

Section 9. The Town may receive certain federal and/or New York State grant funds for the purposes described in Section 1 of this resolution. Any grant funds received by the Town shall be applied to pay the principal or interest on the Bonds and Notes or, to the extent obligations shall not have been issued under this resolution, to reduce the maximum amount to be borrowed for such purposes.

Section 10. The Town Supervisor, as Chief Fiscal Officer of the Town, is further authorized to sell all or a portion of the Bonds, and any bond anticipation notes issued in anticipation of the Bonds, to the New York State Environmental Facilities Corporation (the "EFC") in the form prescribed in one or more agreements between the Town and EFC; to execute and deliver on behalf of the Town all Agreements, and other documents, and to take such other actions, as are necessary or appropriate to obtain a loan or loans and/or grants from the EFC for all or a portion of the costs of the expenditures authorized by this resolution, and perform the Town's obligations under its Bonds or bond anticipation notes delivered to EFC and all agreements relating to EFC loans and grants.

Section 11. The Bonds and Notes authorized to be issued by this resolution are hereby authorized to be consolidated, at the option of the Town's Supervisor, the Chief Fiscal Officer, with the serial bonds and bond anticipation notes authorized by other bond resolutions previously or hereafter adopted by the Town Board for purposes of sale in to one or more bond or note issues aggregating an amount not to exceed the amount authorized in such resolutions. All matters regarding the sale of the Bonds and Notes, including the dated date of the Bonds and Notes, the consolidation of the Bonds and Notes with other issues of the Town and the serial maturities of the Bonds are hereby delegated to the Town Supervisor, the Chief Fiscal Officer of the Town.

Section 12. The validity of the Bonds and Notes authorized by this resolution may be contested only if:

(a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money; or

(b) the provisions of law which should be complied with at the date of the publication of this resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 13. This resolution, or a summary hereof, shall be published in the official newspapers of the Town for such purpose, together with a notice of the Clerk of the Town in substantially the form provided in Section 81.00 of the Local Finance Law.

Section 14. This resolution is not subject to a referendum on petition in accordance with Section 35.00(b)(2) of the Local Finance Law.

Section 15. The Town Supervisor, as chief fiscal officer of the Town, is hereby authorized to enter into an undertaking for the benefit of the holders of the Bonds and Notes from time to time requiring the Town to provide secondary market disclosure as required by Securities and Exchange Commission Rule 15c2-12.

Section 16. The Town Board hereby determines that the provisions of the State Environmental Quality Review Act ("SEQRA") and the regulations thereunder have previously been satisfied with respect to the expenditures authorized by this resolution.

Section 17. This resolution shall take effect immediately, provided, however, notwithstanding anything herein to the contrary, no Bonds, Notes or other obligations of the Town shall be issued pursuant to this resolution until (1) the District has been duly established pursuant to all requirements of the New York State Town Law including, but not limited to, (a) the Town Board has adopted all resolutions and other proceedings necessary to establish the District, (b) all notice and permissive referenda requirements are satisfied, (c) any conditions set forth in Town Board resolutions establishing the District are met, and (d) the New York State Comptroller has approved the District formation if required, and (2) after the District has been duly established in accordance with the Town Law, the Town Board shall adopt an additional bond resolution that amends, restates and replaces this resolution, to unconditionally authorize the issuance of the Town's Bonds and Notes for the object or purpose described herein.

R-171-24 Councilor Palmer moved and Councilor Dwyer seconded the motion to approve the resolution authorizing the acquisition, construction and installation of improvements to the Expanded Cardiff Water District facilities, at a maximum estimated cost of \$5,734,000 and authorizing the issuance of not to exceed \$5,734,000 serial bonds to pay the cost thereof. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

D. Crossroads Update

1. Attorney Brown guided the Town Board through SEQR, short form part 2 regarding Local Law 2-2024 to amend Chapter 290 (Zoning), Article IV (Parking, signs, etc.) Section 290-16 (Parking) of the Town Code. - Upon completion he proposed that this Local law has no significant adverse environmental impacts

R-172-24 Councilor Palmer moved and Councilor Marzo seconded the motion to accept the Town of LaFayette as lead agency and the SEQR determination that there are no or small environmental impacts associated with the adoption of Local Law 2-2024 to amend Chapter 290 (Zoning) Article IV (Parking, signs, etc.), §290-16 (Parking) of the Town Code. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

2. Hold public hearing on Local Law 2-2024 to amend Chapter 290 (Zoning), Article IV (Parking; Signs; etc.), Section 290-16 (Parking) of the Code for the Town of LaFayette to change the number of required parking spaces

R-173-24 Councilor Dwyer moved and Councilor Palmer seconded the motion to open the public hearing @ 7:44 pm regarding Local Law 2-2024, amending Chapter 290 (Zoning) Article IV (Parking, signs, etc.), §290-16 (Parking) of the Town Code. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

A resident questioned why we used the Short EAF, Attorney Brown explained that because there is no need for a full SEQR when the proposal is an unlisted action. He further explained that the Town is just amending the local law. Should a specific project be proposed then a more detailed SEQR will be done.

R-174-24 Councilor Marzo moved and Councilor Loughlin seconded the motion to close the public hearing @ 7:48 pm regarding Local Law 2-2024, amending Chapter 290 (Zoning) Article IV (Parking, signs, etc.), §290-16 (Parking) of the Town Code. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
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Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

3. Consider Local Law 2-2024

R-175-24 Councilor Palmer moved and Councilor Marzo seconded the motion to adopt Local Law 2-2024, amending Chapter 290 (Zoning) Article IV (Parking, signs, etc.), §290-16 (Parking) of the Town Code. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

4. Conduct SEQR for stabilization work at the Crossroads Building - Deputy Supervisor Mark Distler explained that the only reason for doing this is that DOT requires it for the permit the town is applying for because some of the stabilization work will be done in the DOT ROW. Deputy Distler reminded the Town Board that the work will entail, installation of windows & doors, removing the front 20 foot and making modifications to the retaining wall. Deputy Distler went through the SEQR, part 2, questions and his recommendation was that the Town be named the lead agency and that there are no or small environmental impacts.

R-176-24 Councilor Palmer moved and Councilor Marzo seconded the motion to accept the Town of LaFayette as lead agency and the determination that pursuant to SEQR that there should be no or small environmental impacts from performing the stabilization work at the Crossroads Building. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

E. Former Highway Garage
Deputy Supervisor Distler explained that the Town will want to sell the former highway garage located at 2447 US Route 11 S. to the LaFayette Redevelopment Corporation, because it will allow the Town to apply for EPA grants to remediate the site as investigations have identified soil contaminations from former fuel tanks. In order for the Town to have no cost to clean up the site, there is an EPA grant available. However, the polluter

cannot receive these grants. Therefore, by selling the property to the LRC, the LRC would be eligible to receive the grant funds to perform the clean-up.

1. Conduct SEQR for the sale of the former Highway garage - Deputy Distler went through the SEQR, part 2, questions and his recommendation was that the Town be named the lead agency and that there is no or small environmental impact.

R-177-24 Councilor Dwyer moved and Councilor Loughlin seconded the motion to accept the Town of LaFayette as lead agency and the determination that pursuant to Part 3 SEQR that there should be no or small environmental impacts from the sale of the former highway garage to the LRC.

Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes.

2. Hold public hearing about selling the former highway garage property to the LRC

R-178-24 Councilor Palmer moved and Councilor Marzo seconded the motion to open the public hearing @ 8:00 pm regarding the sale of the former Highway garage located at 2447 US Route 11, LaFayette (Tax Map # 018.-01-15.0) to the LRC. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

A resident inquired if the property was going to be used for parking for the Crossroads Building. Deputy Distler advised that the LRC will have to determine through a request for proposal process what is in the best use of the property for the Town.

R-179-24 Councilor Dwyer moved and Councilor Palmer seconded the motion to close the public hearing @ 8:01 pm regarding the sale of the former Highway garage located at 2447 US Route 11, LaFayette (Tax Map # 018.-01-15.0) to the LRC. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

3. Consider a resolution approving the sale to the LRC

Title: Resolution of the LaFayette Town Board: (1) Issuing a Negative Declaration with respect to approving of the disposition of certain real property owned by the Town of LaFayette; and (2) Authorizing the conveyance of certain real property owned by Town of LaFayette to the LaFayette Redevelopment Corporation

WHEREAS, a certain parcel located at 2447 U.S. Route 11, Town of LaFayette, Onondaga County, New York, tax map number 08.-01-15.0 (the "Property") is owned by the Town of LaFayette (the "Town") and has been identified by the Town as a strategic site; and

WHEREAS, the Property has been vacant and underutilized for an extended period of time; and

WHEREAS, the LaFayette Redevelopment Corporation (the "LRC") was established as a Not-for-Profit local development corporation pursuant to Section 141 l(a) of the New York Not- for-Profit Corporation Law (the "Act") to, amongst other items, relieve and reduce unemployment, promote additional employment, bettering and maintaining job opportunities, lessen the burdens of government, and improve the quality of life within the Town by encouraging and facilitating the development of underutilized real estate in the Town; and

WHEREAS, the LRC believes that the LRC's ownership of the Property to ultimately facilitate the remediation, rehabilitation and redevelopment of the Property, will enable the LRC to promote and provide for additional and maximum employment opportunities and investment consistent with the Act for the benefit of the Town; and WHEREAS, in furtherance of the development of the Property, the LRC has requested that, and the Town has expressed interest to have, the Town transfer the Property to the LRC, which will allow the LRC to facilitate the undertaking of the assemblage and development of the Property; and

WHEREAS, the Act authorizes the Town Board, by resolution, to determine that certain real property of the Town not required for use by the Town may be sold or leased to a not-for- profit local development corporation, such as the LRC, thereby lessening the burdens of government and acting in the public interest; and

WHEREAS, the Town does not require the use of the Property and is willing to make the Property available to the LRC for redevelopment, in a manner consistent with the Act as herein described; and

WHEREAS, it is contemplated that the Town will transfer the Property to the LRC (the "Action") for redevelopment purposes pursuant to and in accordance with Section 1411(d) of the Act; and

WHEREAS, it is contemplated that the Town will enter into a purchase and sale agreement (the "PSA") with the LRC with respect to the Property; and

WHEREAS, pursuant to the Act, the disposition of the Property to the LRC may be on such terms and for such amount or amounts as may be agreed upon by the Town and the LRC and as provided herein; and

WHEREAS, the Town has prepared an Environmental Assessment Form ("EAF") as defined under Part 617 of the general regulations adopted pursuant to the New York State Environmental Quality Review Act ("SEQRA") and determined that the Action is an Unlisted Action as defined under SEQRA and accordingly does not require a coordinated review; and

WHEREAS, the Town has reviewed the EAF and analyzed and considered any relevant areas of environmental concern and the probable environmental impacts of the Action to determine if the Action may have any significant adverse environmental effects; and

WHEREAS, pursuant to and in accordance with Section 1411(d) of the Act, the Town caused a notice of public hearing to be published at least ten (10) days prior to the date hereof and duly held a public hearing to consider the transfer of the Property to the LRC.

NOW THEREFORE BE IT

RESOLVED, that the Action entails merely the transfer of the Property to the LRC thereby permitting the LRC to facilitate the establishment of the Property for yet to be determined, unknown, speculative future uses such that the Action contemplated herein will not result in an adverse impact to the land, will not adversely affect any water body designated as protected pursuant to New York Environmental Conservation Law nor will the Action affect any non-protected existing or new body of water, there will be no significant adverse impact to existing air quality from the Action, there will be no substantial adverse environmental impacts to plants and animals from the Action, the Action will not cause a significant adverse effect on aesthetic resources in the area, the Action will not adversely impact any site or structure of historic, prehistoric or paleontological importance, the Action will not adversely impact open space or recreation, the Action will not have any adverse impact on transportation, and there will be no adverse impact from the Action on the growth and character of the community or neighborhood; and be it further

RESOLVED, that the Town Board hereby determines, for the foregoing reasons, that the Action will not have a significant potential adverse environmental impact in accordance with SEQRA, and that no "environmental impact statement" (as such quoted term is defined under SEQRA) need be prepared for this action. This determination constitutes a "negative declaration" (as such quoted terms are defined under SEQRA) for purposes of SEQRA; and be it further

RESOLVED, that the Town Board hereby determines, pursuant to Section 1411(d) of the Act, and upon review of all comments and information presented at the duly scheduled, noticed and conducted public hearing, that the Property is not required for use by the Town; and be it further

RESOLVED, that the Town Board authorizes the transfer of the Property to the LRC, as herein described, pursuant to a deed, to be approved by the Town Attorney; and be it further

RESOLVED, that the Supervisor of the Town, in consultation with the Town Attorney, is hereby authorized to negotiate and execute any and all documents related to the conveyance of the Property, including the PSA, along with any other agreements, forms, certificates or applications necessary to effectuate the foregoing; and be it further

RESOLVED, that this Resolution shall take effect immediately.

R-180-24 Councilor Palmer moved and Councilor Marzo seconded the motion to approve the resolution for the sale of the former highway garage located at 2447 US Route 11, LaFayette (Tax Map # 018.-01-15.0) to the LRC. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

R-181-24 Councilor Loughlin moved and Councilor Dwyer seconded the motion to approve the sale agreement of the former highway garage located at 2447 US Route 11, LaFayette (Tax Map # 018.-01-15.0) with the supplemental appendixes and attorney review to the LRC. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

10. COMMUNICATONS FROM THE PUBLIC - 3 MINUTE LIMIT PER SPEAKER - No comments were voiced by the public

11. REPORTS

A. Departmental

1. Town Supervisor

- a. Comp Alliance Safe - Workplace Award - Supervisor McConnell advised that the Town was awarded \$5,587.00 for 2023, in large part due to the efforts of safety officer Steve Pitoniak
- b. Budget Officer Jim Pompo advised that out current budget looks pretty good, there will be some modifications to be made that will be available at the December meeting. Our revenue is looking good, NYCLASS interest last month was \$7,900 bringing our annual interest to \$115K which is great.
- c. Audit of the Supervisors November monthly report - Councilor Loughlin will conduct it at the December 10th TB Meeting.

c. Audit of Supervisor's October monthly report by Councilor Dwyer was postponed to the December 10th, 2023 TB Meeting.

d. Transfer of appropriations

<u>To:</u>	E7410.4	Books	\$1000.00
<u>From:</u>	E7415.4	Non-Books	(\$1.0000.00)
 <u>To:</u>	 L7433.4	 System Fee	 \$180.00
<u>From:</u>	L7413.4	Serials	(\$180.00)

R-182-24 Councilor Palmer moved and Councilor Marzo seconded the motion to approved the above referenced Library transfer. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

2. Attorney - Informer the Board that the employee handbook revisions have been given to them to review for the December meeting.

3. Highway Superintendent's Report - November 2024

Roads: Miner tree trimming will continue thru the fall. Miscellaneous repairs and general maintenance to our roads, ditches and culverts will continue through the fall months and into winter. All plow equipment is ready for our first snow fall.

Highway Business:

Our staff completed our annual 2-year First-Aid/CPR/AED training on 10/2/2024. The training was performed by The American Red Cross.

FEMA - Paper work was complete & corrected with the help of our PDMG and submitted back to the CRC for review and approval for "2026 Clark Hollow Road". I will be working with C&S Engineer's to develop a scope of work/spec/drawings for Deer Run Road and upon obligation for Clark Hollow Road in the months to come. A request was made to surplus various plow parts (cutting edges) that do not fit any of our equipment. I would like to list them on Auctions International with no reserve. I would like to include relisting already surplus tires and tractor arms as well with no reserve.

R-183-24 Councilor Dwyer moved and Councilor Marzo seconded the motion to sell various plow parts that do not fit any of the current equipment, and authorize Superintendent Robson to list them on Auctions International with no reserve. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes

- | | Nate Loughlin | Councilor | Voted | Yes |
|---|----------------------|------------------|--------------|------------|
| 4. Town Clerk | | | | |
| a. Monthly report for October 2024 is on file. | | | | |
| 5. Building & Zoning Code Enforcement/SPDES | | | | |
| a. October 2024 Building Permit Report is on file. | | | | |
| 6. Justice Court | | | | |
| a. October 2024 Justice Reports | | | | |
| Judge Perrin had 197 cases and turned over \$16,431.00 to the Town of LaFayette for October 2024. | | | | |
| Judge Shute had 217 cases and turned over \$15,843.00 to the Town of LaFayette for October 2024. | | | | |
| 7. Library Director submitted by Jessica Rice in file | | | | |
| 8. LCC Report Submitted by Hillary Bevens is on file | | | | |
| 9. Ambulance Report submitted by Ashlie Carrier is on file. | | | | |
| B. Committee Reports | | | | |
| 1. LACC (Peyton Kremers) written report on file with Town Clerk's office. | | | | |

12. NEW BUSINESS - No New Business

13. Motion to audit & pay bills

R-184-24 Councilor Palmer moved and Councilor Marzo seconded the motion to audit and pay bills. Motion carried 5 - 0.

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

12. Motion to adjourn

R-185-23 Councilor Palmer moved and Supervisor McConnell seconded the motion to adjourn at 8:14 pm. Motion carried 5-0

William McConnell	Supervisor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Nate Loughlin	Councilor	Voted	Yes

Respectfully submitted,

Kristin Colburn
Town Clerk