

TOWN OF URBANA BOARD MEETING  
FEBRUARY 26, 2008

The Urbana Town Board held its regular meeting on Tuesday, February 26, 2008 at 7:00 p.m. in the Town Hall, 8014 Pleasant Valley Road, Bath, New York.

|          |                  |                |
|----------|------------------|----------------|
| PRESENT: | Gordon Lanphere  | Supervisor     |
|          | Connie Cook      | Councilwoman   |
|          | Paul Martuscello | Councilman     |
|          | Jim Presley      | Councilman     |
|          | Barb Yahn        | Councilwoman   |
|          | Mary Farmer      | Clerk          |
|          | David Oliver     | Assessor       |
|          | Bob Magee        | Zoning Officer |

OTHERS PRESENT: Katrina Remaily, Jeanne George, Rick Falvey, Jr., David Hill, Richard Falvey, Sr., Anne Green, Beverly Webster, Nicole Dresser, Steve Dresser, Mary Perham, Bruce White, Terry Bretherton, Bob Magee, Don Patoine, Charlie Egresi, Clint Cummings, and three other members of the community.

Supervisor Lanphere called the Meeting to order at 7:05 p.m. with the Pledge to the Flag.

Supervisor Lanphere offered information regarding the fan in the Board room and that it will be fixed next week.

### **Approval of Minutes**

On motion of Councilman Presley, seconded by Councilwoman Cook and carried, all voting Aye, to approve the **Minutes of December 28, 2007 with amendments.**

On motion of Councilwoman Cook, seconded by Councilman Martuscello and carried, all voting Aye, to approve the **Minutes of January 3, 2008.**

On motion of Councilman Martuscello, seconded by Councilman Presley and carried, all voting Aye, to approve the **Minutes of January 15, 2008 with amendment** of adding Councilman Martuscello's request that Dawn Hawley print out a "Budget to go" monthly report.

### **Old Business**

#### **Chamber of Commerce**

Supervisor Lanphere reviewed the four year discussions with the Chamber and the possible sale of this building in the village. Supervisor Lanphere stated that the Town would like to work out an agreement to turn it over to the Chamber. One concern is that the Village has 'Life Use' of the first floor, as well as deed restrictions that require the property be used for "Public Use". The Chamber has also invested a great deal in renovations which should go towards the transfer or sale of the building. There were no decisions made at this time.

#### **Park Property**

Supervisor Lanphere reaffirmed that there will be no taxpayer money used for this project and will only be done with grants in the future. It was also noted that grants submitted at this time would be denied due to the possibility of litigation. Until the property is clear of concerns, no grants will be submitted. There is a new NYS Parks Regional Representative due to start in our area and will meet with the Supervisor and Parks and Recreation Chair to evaluate what money is available and deadlines.

New Building ConcernsFront Door

There was discussion about the problem with the door. Supervisor Lanphere reported that he will meet with the engineer next week to see what can be done.

Water Problem

There was discussion about the dilemma with the Town Halls water and that the Department of Health will determine its adequacy after a treatment filtration system has been installed. Supervisor Lanphere reported that there is a quote of ~ \$10,000.

Joint Meeting with the Village

Supervisor Lanphere reported that it is still in the works for March or April and may include the school district at a later date. It will be incorporated into a regularly scheduled Town Board Meeting with the possibility of being held at the Chamber of Commerce.

Keuka Maid

Councilman Presley reported that he has been in contact with Robert Phuntner regarding the Keuka Maid and his intentions. Councilman Presley reported that Mr. Phuntner will attend the March 18<sup>th</sup> meeting and that the Board should work with him the best they can but ultimately it is up to the Board as to what happens with the boat.

Notice Board

The Board discussed the need for a public bulletin board outside the town as it is required by New York State. There was discussion and ideas of where to start looking but no decisions were made.

Supervisor's Report (attachment)

The Board informally approved the report stating that it doesn't need to be formally adopted each month.

On motion of Councilman Presley, seconded by Councilwoman Cook and carried, all voting Aye, to approve the Abstracts (attachment).

On motion by Councilman Martuscello, seconded by Councilman Presley and carried, all voting Aye, to approve the Town Court Final Audit.

On motion by Supervisor Lanphere, seconded by Councilwoman Yahn and carried, all voting Aye, to reappoint Dr. Curt Cranmer as the Town's Health Officer.

Bronze Plaque

The Board discussed the order of a cast bronze plaque that was ordered in December for the Town Hall. The Plaque would be 24"x 28" costing \$2,526.75 which has been paid for in full. The Board discussed options with one being canceling the order with a 20% cancellation fee. The topic was tabled in order to get more information.

Environmental Emergency Services

On motion by Councilman Martuscello, seconded by Councilwoman Cook and carried, all voting Aye, to refuse the service which would notify people in case of a flood at a fee of \$500.00 per year.

Fire Alarm Service

The Board discussed the quote from Fire Alarm Service Technology, Inc. and decided to table the topic in order to pursue other quotes. Supervisor Lanphere suggested that a company that could monitor fire, electric, water, burglary, etc...might be something to look into.

Battery Back Up

The Board discussed the problems with the current sump pump running 24 hours per day and that there needs to be a back up. There was discussion of a back up generator for the sump pump in addition to other critical components. Supervisor Lanphere spoke to Dave Adams from Hunt Engineers about this and Mr. Hunt didn't seem to think that it would be an expensive purchase. Supervisor Lanphere stated that a larger generator would allow the Town to pick and choose what should be backed up or not. The topic was tabled in order to assemble more information.

On motion by Councilman Presley, seconded by Councilman Martuscello and carried, all voting Aye, to accept the insurance company's offer of \$5,500.00 for the burnt truck. The Town will keep the plow and sanders from the vehicle.

#### NYC Conference Expense for 2007

On motion by Councilman Martuscello, seconded by Councilman Presley and carried, all voting Aye, that all Town employees will attend training at the most cost effective location and will be done case by case depending on the certification required.

The Board reviewed the expenses incurred in 2007 for attending the conference in NYC. The total was \$5,864.70 for six people. The Board acknowledged that there are several local conferences that offer the same workshops with the same presenters in Corning, Rochester, Houghton College, and Saratoga. Supervisor Lanphere proposed cutting out the NYC conference.

Councilman Martuscello stated that it is the Board's responsibility to research and gather information to inform employees of their options.

#### **Other Business**

On motion by Councilman Martuscello, seconded by Councilman Presley and carried, all voting Aye, to request an examination of Town Records by the Comptrollers Office.

Councilman Martuscello brought up his concerns regarding the previous administration and the flurry of activity including several meetings, minutes, and excessive spending at the end of 2007. Councilman Martuscello has had a conversation with Ed Grant from the Comptrollers office and would like to request an inspection of the Town's books. The Comptroller's office would examine the books to confirm financial stability and give assurance to the new administration that everything is satisfactory.

Councilman Presley reported on the water initiative to Bully Hill and Heron Hill Wineries and would like to be appointed to head this project. Councilman Presley reported that both Heron Hill and Bully Hill contributed \$3,000.00 each for a study to be done. Supervisor Lanphere stated that he doesn't want another Water District #2 to happen again and that there may be industrial grants available so that the people don't have to invest so much. Councilman Presley stated that Bully Hill could increase production and double their staff.

#### **Public Comment**

Richard Falvey asked about the Health Official and the responsibilities. Supervisor Lanphere responded that it's New York State law and that the position is needed in case of emergency to coordinate health care efforts.

Richard Falvey also asked about the front door locking system and the cost involved. Supervisor Lanphere said that he wasn't sure of the exact cost and that the original order was for a key pad system, not what we have now.

Nicole Dresser thanked the Board for letting her attend the NYC conference and asked the Board what the prerequisite is for carry over regarding training requirements. Nicole said that she received eight full days of training in two days and added that she didn't know that she was appointed delegate for the conference. Councilman Martuscello added that he attended a conference at Houghton College and completed six requirements in one day at a much lower price.

Bob Magee commented on training and suggested base on-line courses available for the Zoning Board of Appeals, Planning Board, and their alternates sponsored by MYIR. Mr. Magee reported that the information exceeds that which is offered at on-site conferences and that at the end of each lesson there is a test that if each Board passes at 80% or higher, than the Board will be “Certified”.

Richard Falvey asked about Terry Bretherton's concerns regarding the park property and homeowners on Liberty St. Supervisor Lanphere responded by saying that the lawyers are looking at everything at this time and that no grants will be written until all concerns are addressed and out of the way adding that there is a 3 year acquisition period to keep in mind.

Dick Falvey asked if the Town Highway Department is a separate entity or do they have to have things approved by the Board. The Board stated that the Town Board doesn't have any say in what the Highway Department does and that they only have control of the finances but the Superintendent of Highways operates his own department.

Charlie Egresi asked why the Board hadn't required a performance bond from the gas company when they came to town and roads were damaged.

With no further business, on a motion by Councilman Presley, seconded by Councilwoman Cook, the meeting was adjourned at 9:02 p.m. Carried unanimously.

Respectfully submitted,

Mary M. Farmer  
Town Clerk