

**The Special Meeting of the Town Board of the Town of Brighton was held on Thursday, April 28, 2005 at 6:00 p.m. at the Brighton Town Hall, Paul Smiths, NY, with the following:**

**PRESENT:** Supervisor Robert Tebutt

Council Members: David Knapp, John Quenell, Steve Tucker and Lydia Wright

**ABSENT:** None

**OTHERS PRESENT:** Elaine Sater - Town Clerk and Nik Santagate -Justice

**GUESTS:** Kevan Moss - Co-Chair of the Town Hall Citizens Committee

**RESIDENTS:** There were five residents present

**Meeting was Called to Order** by Supervisor Robert Tebutt at 6:07 p.m. The reason for the meeting was to discuss the recommendations by the Town Hall Citizens Committee for the Town Hall Project.

**Public Notice** was posted on the Town Clerk's signboard on Friday, April 22, 2005 and published in the Adirondack Daily Enterprise. Notices were also placed in the three post offices and at local businesses.

### ***TOWN HALL RESTORATION AND ADDITION PROJECT***

**Lydia Wright** asked Kevan Moss, Co-Chair of the Town Hall Citizens Committee, to discuss the plans distributed to the Town Board from Crawford and Stearns, architect for this project.

**Kevan Moss** said that the Crawford and Stearns plans were not complete and need to be approved by the town Board so construction drawings can begin. She also said that the foundation plan (A-0) is very detailed and she recommends that it be added to the contract for repairing the front steps and the four stone piers to make a larger job for bidding purposes. This would make the entry to the building complete and might be cheaper if it is all done at once. She asked Rouse Fountain to address the addition.

**Rouse Fountain** said he and Steve Tucker met earlier in the week and discussed the funding of the project. He presented their plan for funding the project over 3 to 5 years. Total estimate of project is \$200,000. The Town of Brighton has passed resolutions #64 and #65 to add funds of \$25,000 and \$7,500 to the project. He would like the Town to add \$25,000 more to the project, for a total of \$57,500. The grants already received are NYS Council on the Arts for \$12,500 and Senator Betty Little for \$40,000, private donations to date are \$14,000 for a total of \$66,000. Total funding available to date is \$123,000. Funding to be raised over the next 3 to 5 years is \$73,000. This could be done without raising the tax burden on the property owners. The items that should be considered right away are the repair of the stairs, the stone work, and foundation. The estimates for repairs are \$42,950. The foundation should be repaired right away.

**John Quenell** said that the resolution #64 only allowed for \$25,000, the funds were never moved into the Capital Project Fund.

**Tom Willis** gave an accounting of the private donations. As of April 27 there has been \$14,565 donated. The companies with utilities in the Town have been contacted. The businesses in Saranac Lake with corporate headquarters have been contacted. Local businesses in Saranac Lake are also being contacted as well as professional people. As of April 28, 144 solicitations were sent out. Two other contact lists are the people in Franklin and Essex Counties in the Saranac Lake area. Franklin County gave a list of all the 911 updates. Essex County will not provide a list. There are 2 foundations that said responded: International Paper does not fund capital projects and the Kaplan Foundation said no. There are some other foundations still to respond.

**Lydia Wright** said she was not at the last Town Hall Citizens Committee meeting but the people who were there discussed the foundation and the stone work. She asked Rouse Fountain if his proposal was made in conjunction with the committee's decision.

**Rouse Fountain** said he looked over the foundation and he feels it needs attention immediately. During the meeting he was under the impression the funding from Senator Betty Little was for the addition only. In

the information he was provided he found that the funding was for restoration and the addition. He apologized to the committee for not discussing his proposal with them first.

**Kevan Moss** asked if the addition was not put up where would the records in the Town Hall be stored while the interior of the Town Hall was being renovated. She said the addition could be used to store the records and contents of the existing Town Hall.

**John Quenell** said the amount of records that would need to be stored was very small.

**Tracie Santagate** said two plans should be made up with costs to determine which plan would work better. There are different proposals that need to be compared.

Discussion was held on the different ways the funding could be obtained and used.

**Pat Willis** read a statement concerning the NYS Historic Preservation Grant. She has contacted different offices for support letters and has received them from Franklin County Legislature Resolution and Gordy Crossman, and Congressman John McHugh. The work done on the building before the award of the grant cannot be counted toward the matching grant from SHPO. She proposed two additional funding plans. The amount for the matching grant would be \$72,500. The larger the matching funds the better the chance of getting a grant. Without the grant the project would be \$94,500 short. She supports repairing the front steps. She also said if the addition was just a shell then the price square foot would be \$60-\$75.

**Supervisor Robert Tebbutt** asked if the total cost of the project would be \$200,000, including all three phases (repair, restoration, and addition).

**Kevan Moss** said the bigger issue is the timing of the grant and the possibility of getting a grant. This grant funding is usually political pork barrel. This town does not have the political importance to get a grant from SHPO. She feels the Town does not have the political importance to have a chance to get this grant. The Town needs to show the project is moving forward to obtain more funding. The committee agreed to spend the funding already in hand. The Board needs to set up guidelines for applying for grants so different people are not contacting the same people for support.

**Lydia Wright** said she was made representative by the Board as contact for the grants.

**Tracie Santagate** said that about \$133,000 more is needed to finish the project. There are other possibilities to obtain funding other than the SHPO grant. She said without the addition there will not be a place for the Town Officials to do their jobs during the renovations. It is not unreasonable for the Town to provide the balance of \$47,000 over a two year period. The Court is making more money in a month than it used to make in a year so there are extra funds available.

**Peter Martin** said he spoke with Senator Betty Little's Office. They said the grant has a deadline that can be extended. The funds are to be used for the Town Hall addition and restoration. If the Town wants more funding from Senator Little's Office they need to spend what she has already given. She keeps asking him how the project is going. The Committee decided on a plan to use the funding and now there are more plans for how to spend the funding. If the funds are spent then there won't be any more. He also asked about the chance of getting a SHPO grant and Little's Office said chances were very slim based on the size of the project. The Town needs to move forward on this project. Senator Little will be driving by soon to see what progress has been made. The SHPO grant can not even be applied for unless the Town owns the property. He asked what was the status of the land transfer.

**John Quenell** said a letter was being sent by Paul Smiths College, when it was received then the Town can apply for the APA permit.

**Lydia Wright** said she was also asked by Senator Betty Little at the Association of Towns meeting how the project was coming along. She was uncomfortable telling her that the project was still in the planning stages. Senator Little seemed to be disappointed with this answer.

**Discussion was held** on how the addition would be funded if the grant was not approved. It was suggested surplus town funds should not go below 30%. The excess of these funds should be returned to the Tax payers or spent. If more funding is needed then it will have to come from the tax levy.

**Supervisor Robert Tebbutt** said he has heard several different plans. The Comptroller's Office said that Town's surplus funds should at a minimum 25%. Supervisor Robert Tebbutt said he felt comfortable with 30%. He would like the committee to meet again and determine how the funding will be presented. A Citizens Committee meeting was set up for May 10, 2005, at 6 p.m.

**Lydia Wright** asked what was the amount of 30% of the surplus funds.

**John Quenell** said there was \$50,000 available to be transferred now.

**Steve Tucker** said the \$50,000 was not a set cap. He said if more funding is needed than each year more might have to be added to finish the project.

**Peter Martin** said that if the Town added \$50,000 to the Betty Little grant of \$40,000, there would be \$90,000 to do the repairs and the addition. The Little grant should be used for the addition because the Town would still have to do the repairs without the grant. The Town will still have to provide funds for maintenance on the building each year. If this had been done over the past years then the Town wouldn't have to spend the money now.

**Lydia Wright** said the plan needs to be approved first so the architects can be paid from the grant already received from NYSCA.

**Pat Willis** said the NYSCA grant has a deadline of June 30 for the architects fees.

**David Knapp** said the plans need to be approved and the foundation, stone work, and stairs need to be repaired. The money is in hand now and he would like to see the project get started.

**Lydia Wright** said she would contact the Comptroller's Office to determine how to set up the funding.

#### **RESOLUTION #53**

#### **AUTHORIZATION TO APPROVE PLANS FOR RENOVATING AND BUILDING AN ADDITION ON THE TOWN HALL**

**Motion made** by David Knapp, **second** by Lydia Wright, **To Wit:**

**WHEREAS**, at a Special Meeting held by the Brighton Town Board on May 23, 2003 the Supervisor established a Citizen's Committee to determine the needs of the Town Hall, and

**WHEREAS**, this Committee has met several times over the past two years to discuss the needs at the Town Hall and the Town Board held a Public Hearing this project on March 3, 2005, and

**WHEREAS**, Crawford and Stearns, Architects & Preservation Planners were hired to prepare an needs assessment of the Town Hall and create plans for restoring and building an addition on to the Town Hall, and

**WHEREAS**, the Town Hall Citizens Committee recommends the approval of the plans,

**NOW THEREFORE BE IT HEREBY RESOLVED, that the Town Board approves the drawings of site plans (S-1, A-0, A-1 and A-2) dated April 13, 2005 prepared by Crawford and Stearns of Syracuse, NY, for the purpose of restoring the Town Hall and building an addition.**

**Aye 5 (Knapp, Quenell, Tebbutt, Tucker, Wright), Nay 0**

**Resolution #53 declared duly adopted.**

Discussion was held as to whether this resolution was subject to permission referendum according to Article 14, Section 220, Town Law. **Lydia Wright** will contact the Comptroller's Office for an answer.

**Motion to Adjourn at 7:43 p.m. made** by John Quenell, **second** by Supervisor Robert Tebbutt, **Aye 5**

Respectfully submitted,

Elaine W. Sater  
Brighton Town Clerk