

**The Special Meeting of the Town Board of the Town of Brighton was held on Monday, May 16, 2005 at 6:00 p.m. at the Brighton Town Hall, 12 County Route 31, Paul Smiths, NY, with the following:**

**PRESENT:** Supervisor Robert Tebbutt

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

**ABSENT:** None

**OTHERS PRESENT:** Mary Ellen Salls - Historian, Nik Santagate - Justice and Elaine Sater - Town Clerk

**GUESTS:** None

**RESIDENTS:** There were five residents present

**Meeting was Called to Order** by Supervisor Robert Tebbutt at 6:00 p.m. The purpose of the meeting was to discuss the Town Hall Restoration and Addition Project. He thanked the "Ladies of the Evening" for moving their meeting so the Board could meet in the Town Hall.

**Public Notice** was posted on the Town Clerk's signboard on Thursday, May 12, 2005 and faxed to the Adirondack Daily Enterprise. Notices were posted at the three post offices and at local businesses on Friday May 13.

**Supervisor Robert Tebbutt** turned the meeting over to Lydia Wright, Co-Chair of the Town Hall Citizens Committee.

**Lydia Wright** passed out copies of Resolution #64-2004 that set up the Town Hall Capital Project. She read the resolution and offered the following amendment:

**RESOLUTION #64-2004 (AMENDED)**

**AUTHORIZATION TO PROVIDE FUNDING FOR TOWN HALL PROJECT**

**AMENDMENT#1**

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

**AMEND RESOLUTION #64-2004 as follows:**

**Section 1. The Capital Project formally known as "Town Hall Restoration Phase 1" be amended to read "Town Hall Restoration and Addition (Phase 1, 2, and 3)" representing the first, second and third phase of a three phase restoration and addition plan proposed for the Brighton Town Hall (See Attachment A). Scope of the project to be per the plans proposed by Crawford and Stearns, Preservation Architects, and approved by the Town Board on April 28, 2005 (Resolution #53-2005).**

**Section 2. The estimated maximum cost of the Town Hall Restoration and Addition Project (Phase 1, 2 and 3) is increased from \$25,000 to \$207,500.00**

**Section 3. It is hereby determined that the plan for financing the aforesaid Capital Fund Project shall be as follows:**

Loan from Contingency:	\$ 7,500 (Resolution #65-2004) April 8, 2004
Budgetary Appropriation:	\$25,000 (Original Project)
Appropriated Fund Balance:	\$32,500 (\$7,500 to repay loan to General Fund)
Grants in Aid:	\$40,000 (Senator E. Little)
	\$12,000 (NYS Council on the Arts)
Gifts and Donations/Future Grants:	\$90,500
<b>TOTAL</b>	<b>\$ 207,500.00</b>

**Roll Call Vote: Aye 4 (Knapp, Quenell, Tebbutt, Tucker), Nay 1 (Wright)**

**Resolution #64 (Amendment #1) declared duly amended.**

**AMENDMENT #2**

**Motion made by John Quenell, second by Steve Tucker, To Wit:**

**RESOLVED that the Resolution #64-2004 (AMENDMENT #1) be amended as follows:**

**AMEND Section 3 as follows:**

Budgetary Appropriation (Surplus Funds):	\$ 500
Appropriated Fund Balance:	\$ 32,000

**and ADD Section 4. This resolution shall be subject to permissive referendum and the Town Board proposes to initiate the referendum within 60 to 75 days.**

**Roll Call Vote: Aye 3** (Quenell, Tebbutt, Tucker), **Abstain 2** (Knapp, Wright) **Nay 0**  
**Resolution #64 (Amendment #2) declared duly amended.**

**AMENDMENT#3**

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

**RESOLVE that Resolution #64 (Amendment #2) be amended as follows:**

**AMEND Section 3 as follows:**

**Appropriated Fund Balance: \$ 32,400**

**Budgetary Appropriations (Contingency): \$ 100**

**Roll Call Vote: Aye 5** (Knapp, Quenell, Tebbutt, Tucker, Wright), **Nay 0**

**Resolution #64 (Amendment #3) declared duly amended.**

Discussion was held as to why the Town should hold a Special Election and not wait for someone to submit a petition for a referendum. **Supervisor Robert Tebbutt** said the funds from Betty Little's Office can be used for any part of the project and do not need to be spent this year. He read a letter from Sharon Henderson, dated May 16, 2005, Re: Senator Little's Grant for the Town Hall. "Per your request regarding the description of the project that was submitted to NYS Parks and Recreation in 2004. The description stated for the "renovation and addition to the historic Town Hall". With approval, changes can be made to the description part of the contract if needed. The funds will be re-appropriated in the next state budget SFY 2006 if not expended in 2005, as they were this year from the 2004 approval date of the project. Once the project is in contract with the agency, extensions can be granted until the project is done, usually for a six month period until completion." **Lydia Wright** said this is different from the letter sent to Pat Willis dated November 8 2004, from the State Historic Preservation Officer, Bernadette Castro, and read at the Regular Board meeting on May 12, 2005. The funding could be lost if the Town hold's up applying for the grant by waiting 60 days for a referendum and not using the funds before August 30, 2005.

**RESOLUTION #59**

**AUTHORIZATION TO HOLD A REFERENDUM FOR RESOLUTION #64-2004 (AMENDED)**

**Motion made by John Quenell, Second by Supervisor Robert Tebbutt, To Wit:**

**WHEREAS**, Resolution #64-2004 was amended to make it subject to permissive referendum, and

**WHEREAS**, the residents of the Town should be allowed to vote on spending surplus Town funds on this project instead of returning the funds to the tax payers, and

**WHEREAS**, the Town Board desires not to wait 30 days for a petition, but desires to shorten the length of time by initiating a referendum in 60 days instead,

**NOW, THEREFORE, BE IT RESOLVED** that the Town of Brighton Board shall hold a Referendum on Friday, July 15, from 9 a.m. to 9 p.m. to allow the residents of the Town of Brighton to vote upon Resolution #64-2004 as amended to provide funding for the Town Hall Restoration and Addition Project, Phase 1, 2 and 3. Wording of the referendum to follow after advice from the Attorney from the Town.

**Roll Call Vote: Aye 4** (Knapp, Quenell, Tebbutt, Tucker), **Abstain 1** (Wright) **Nay 0**

**Resolution #59 declared duly adopted.**

**Lydia Wright** said the cost of the election should not come from the Town Hall Capital Project Funds since this is a Town Board initiated referendum and not from a petition of the residents.

**Discussion** was held as to when the bids can be let for starting the Town Hall Project. **Lydia Wright** said the front stairs cannot wait until July to be repaired, someone has already fallen down them.

**Supervisor Robert Tebbutt** said the process can be started but will be subject to the vote results.

**CITIZENS COMMENTS:**

**Pat Willis - Garondah Road:** Would like to know how this referendum will affect her applying for the SHPO grant by June 30 from the State Historic Preservation Office. She attended a workshop in Watertown and received information for applying for this grant.. The approval of the project by the Town Board is necessary before June 30, as well as a statement of public approval. The funding applied for would be less than the original amount desired. The grant will only fund half of the project. She is willing

to do the work to submit this grant. Another important item needed is an “Equal Employment Opportunity Policy. The Town should have one from applying for other grants like the salt shed. She gave a sample copy to the Board. The deed for property and the APA permit can be covered by explaining where the Town is in the process. No changes can be done to the building after the renovation and addition for 5 years. An addition can be added to the building. Crawford and Stearns is a respected name in historic preservation. She gave a list of the items needed to compete the grant application to the Board. The point of contract for the grant should be the Supervisor if the Board is willing to support a grant application.

**Supervisor Robert Tebbutt** said he would be willing to be the point of contact for the SHPO grant.

**Supervisor Robert Tebbutt** asked who would be responsible for getting a “Clerk of the Works” to get all the information together for this project. He asked the Town Hall Citizen’s Committee to provide this information.

**Lydia Wright** said she could not speak for the Committee. Since the funding for the project was now tied up by a referendum there is no funds to pay for a “Clerk of the Works”. Supervisor Robert Tebbutt should contact Kevan Moss as Co-Chair of the Committee to determine how this would be done.

**Tracie Santagate - State Route 30:** Asked what the Board was asking the residents to vote on.

**John Quenell** said the funding of \$52,500.

**Lydia Wright** said only \$100 was to be voted on since the other funding was from before 2005 taxes and could be used for the project since it was already collected before this year. This is just like purchasing equipment using funds collected from past years, there is no referendum for those funds.

**Tracie Santagate** said it needed to be made very clear what the people were actually voting for or against.

**David Knapp** said the Board needed to be up-front and honest with the voters so they know where their money is going, the wording should be very clear.

**John Quenell** said the Board needed to hear what the Attorney for the Town had to say before the discussion could go any further.

**Tracie Santagate** said she was concerned that the Town was using the Attorney for the Town at \$115 per hour for every little issue when there was other sources (State Agencies, Association of Towns membership) that have already been paid. She would prefer the Town use these source first before contacting the Attorney for the Town.

**John Quenell** said the Attorney had to be contacted by law.

**Motion to Adjourn at 7:30 p.m. made by John Quenell, second by Lydia Wright, Aye 5**

Respectfully submitted,

Elaine W. Sater  
Brighton Town Clerk