

SPECIAL MEETING, TOWN OF REDFIELD, June 19, 2019

The special meeting of the Redfield Town Board was held on June 19, 2019 at the Redfield Municipal Building starting at 6:30pm. Roll call was taken and the following board members were present:

- Tanya Yerdon - Supervisor
- Elaine Yerdon - Councilwoman
- Erwin Webb - Councilman
- Matthew Tompkins - Councilman
- Carla Bauer - Councilwoman

In addition, Susan Hough -Town Clerk, Paul Pratt -Highway Superintendent, Michael Yerdon - Code Enforcement Officer, Corey Yerdon, Ed Montieth, Joe Cesta, Dan Robbins, Matt Smith - Woodwise, Mitch Yerdon, Jane Jones- Assessor, and Tom Jones

Pledge of the Allegiance was said.

TOWN CLERK – SUSAN HOUGH

TC S. Hough -looked up what minutes needed to be approved. Also, she has contacted National Grid and they should remove the power within the next week.

Resolution 19-62

Motion was made by Elaine Yerdon and seconded by Tanya Yerdon to approve the April 9th, May 14th, and May 14th Public Hearing minutes as presented.

ADOPTED Ayes 5 T. Yerdon, E. Yerdon, E. Webb, M. Tompkins, C. Bauer
Nays 0

SUPERVISOR - TANYA YERDON

Supervisor Tanya Yerdon - this meeting is to discuss the Cold Storage Building bid and the demolition of the old town barn and old church. We have removed the windows and anything else that was of value.

CM M. Tompkins - the drawings have been revised, in general the comments have been addressed. He asked Mike Yerdon - CEO if he looked them over and was ready. The concrete floors was an add alternative. Mike Yerdon - it's not a big deal to move the doors. CM M. Tompkins - moving the doors closer to the center due to ice and snow concerns, he didn't see anything else. The Specs - Mike Yerdon - CEO and Mike Lasell will have a say with the shop drawings - only spec was insulation, Contractor will provide specs of what they intend to use and we ok or deny material.

CW E. Yerdon - this new building will provide enough room. HS Paul Pratt - everything will fit, it will be two (2) bays. CW E. Yerdon - when the plows are taken off are they kept outside. HS Paul Pratt - yes - we work on them when we have time.

CM M. Tompkins - the Electrical Service, there was discussion. HS Paul Pratt - underground power - he is concerned regarding the drainage.

CM M. Tompkins - is there room around the building for the trucks to go around it. HS Paul Pratt - we will not be going around the building only for snow removal. CM M. Tompkins - there are any number of things that could happen, thinking ahead and preparing for the future.

Supervisor Tanya Yerdon - the building would be on the left side from the power pole? HS Paul Pratt - it's sixty (60) feet at the most from the pole, it should be no problem to get around it, the line should be quite a ways up there, not in favor of tearing up the asphalt to connect to the town barn electric, town barn is on demand meter which is higher cost.

Supervisor Tanya Yerdon - what's the boards' idea on the electrical? CW E. Yerdon - would like to ask Corey Yerdon as that's his expertise. Corey Yerdon - any kind of Mechanical Building wouldn't be overhead, two (2) services off the same pole is not that uncommon. Usually it's put three (3) feet underground but can be as deep as needed, a 200 amp service wouldn't be that much. CM M. Tompkins - has conduit he would donate for the project. HS Paul Pratt - he doesn't have a problem as long as they can dig the ditch for water flow. There was discussion, Supervisor Tanya Yerdon - is the Board in agreement to bury the power, all in agreement. Supervisor Tanya Yerdon read the advertisement for bid:

**ADVERTISEMENT FOR BIDDERS
COLD STORAGE BUILDING
TOWN OF REDFIELD**

The Town of Redfield invites sealed proposals for:
DPW NEW STORAGE BUILDING – PROJECT NUMBER 19-098
The work is generally described as follows:
The construction of a 40'x80' cold storage pole building with 16-foot sidewalls.

Proposals will be received by the **Town Supervisor – Tanya Yerdon** by certified mail or personal delivery until **3:00 PM on July 12, 2019** at the following location:

Town of Redfield
4830 County Route 17
Redfield, NY 13437

Drawings can be viewed at the Town of Redfield **office and** sets can be available for \$20 per set for pickup. Drawings can also be requested electronically by request via email to tanyayerdon@gmail.com

Each bidder, when submitting the proposal, shall be required to provide, among other things, a bid bond, cash or certified check in the amount of 5% of the bid, together with a statement of non-collusion, both in form and subject provided by attached form.

The bid form includes a space to provide a Bid Alternate to include the concrete floor as shown on MBL Engineering, PLLC drawings. The Town of Redfield will provide a site at Subgrade including Subbase stone as specified on the drawing package. The Contractor will be responsible for installing the post and rough grading once posts are installed. The Town will be responsible for restoration and final grading.

Questions can be directed to Michael Lasell, PE at mike.lasell@mblegineering.com by the deadline of **July 1, 2019** and a formal response to each question will be provided by **July 8, 2019**.

The three lowest bidders cannot withdraw their proposals within 30 days after date set for the opening thereof. The Town of Redfield reserves the right to waive **and** informality in, or to reject any or all proposals.

Changes: Town Supervisor – Tanya Yerdon **TO:** Town Clerk - Susan Hough,
3:00 PM on July 12, 2019 **TO:** 2:00 PM on July 23, 2019
Insert after work office during normal business hours of Tuesday and Wednesday
9am to 2pm, Thursday 630pm to 8pm
Insert after second paragraph: Please be aware this needs to be bid according to
prevailing wage rates

July 1, 2019 **TO:** July 12, 2019

July 8, 2019 **TO:** July 17, 2019

Insert after fourth paragraph: Completion date of October 25, 2019, Liquidated damages of \$ 100.00 per calendar day maybe assessed for every day after October 25, 2019.

Last sentence change the word and **TO:** any

Resolution 19-63

Motion was made by Tanya Yerdon and seconded by Erwin Webb to approve the above noted changes to the bid advertisement.

ADOPTED Ayes 5 T. Yerdon, E. Yerdon, E. Webb, M. Tompkins, C. Bauer
Nays 0

Resolution 19-64

Motion was made by Elaine Yerdon and seconded by Carla Bauer to authorize Town Clerk Susan Hough to advertise the following Legal Notice in the Salmon River News, Queen Central and Syracuse Builders Exchange:

**ADVERTISEMENT FOR BIDDERS
COLD STORAGE BUILDING
TOWN OF REDFIELD**

The Town of Redfield invites sealed proposals for:

DPW NEW STORAGE BUILDING – PROJECT NUMBER 19-098

The work is generally described as follows:

The construction of a 40’x80’ cold storage pole building with 16-foot sidewalls.

Proposals will be received by the Town Clerk - Susan Hough by certified mail or personal delivery until 2:00 PM on July 23, 2019 at the following location:

Town of Redfield
4830 County Route 17
Redfield, NY 13437

Drawings can be viewed at the Town of Redfield office during normal business hours of Tuesday and Wednesday 9am to 2pm, Thursday 630pm to 8pm and sets can be available for \$20 per set for pickup. Drawings can also be requested electronically by request via email to townclerkredfield@gmail.com. Each bidder, when submitting the proposal, shall be required to provide, among other things, a bid bond, cash or certified check in the amount of 5% of the bid, together with a statement of non-collusion, both in form and subject provided by attached form. Please be aware this needs to be bid according to prevailing wage rates.

The bid form includes a space to provide a Bid Alternate to include the concrete floor as shown on MBL Engineering, PLLC drawings. The Town of Redfield will provide a site at Subgrade including Subbase stone as specified on the drawing package. The Contractor will be responsible for installing the post and rough grading once posts are installed. The Town will be responsible for restoration and final grading. Questions can be directed to Michael Lasell, PE at mike.lasell@mblengineering.com by the deadline of July 12, 2019 and a formal response to each question will be provided by July 17, 2019. Completion date of October 25, 2019, Liquidated damages of \$ 100.00 per calendar day maybe assessed for every day after October 25, 2019. The three lowest bidders cannot withdraw their proposals within 30 days after date set for the opening thereof. The Town of Redfield reserves the right to waive any informality in, or to reject any or all proposals.

ADOPTED Ayes 5 T. Yerdon, E. Yerdon, E. Webb, M. Tompkins, C. Bauer
Nays 0

Supervisor Tanya Yerdon - has anyone thought about paving instead of cement? HS Paul Pratt - you would want to do that next year, it depends on the weather, you would want three (3) inch of binder and one (1) inch of top, that would be good. There was discussion.

Supervisor Tanya Yerdon - CM Matthew Tompkins would you like to discuss the demolition of the buildings.

CM Matthew Tompkins - the demolition job is not that complication, it's formatted like the other bid.

ANNOUNCEMENT

The Town of Redfield is accepting bids for the demolition of two buildings, including the former Town Highway Garage and the former Wesleyan Church. All Work shall be bid using prevailing wage rates. The former highway garage is a multi-story and wood framed building with a floor area of approximately 3,100 square feet, Basement walls are to be removed to a minimum of five feet below grade, and the basement floor is to be broken up to allow drainage. The former church is a multi-story wood framed building with a clock basement and a floor area of approximately 1,500 square feet. Basement walls are to be removed to a minimum of five feet below grade, and the basement floor is to be broken up to allow drainage. Contractors will be responsible for removing and properly disposing of all debris from the sites. Building sites are to be backfilled to grade with bank run gravel. Work is to be completed by August 16, 2019. Bidders are encouraged to contact Town of Redfield Highway Superintendent at ...To arrange for viewing of the buildings to be demolished. Additional information related to the demolition of these buildings may be obtained from the Town Clerk whom can be reached at ...Bids shall be provided to the Town Clerk by 12 PM on July 9, 2019. Bids will be opened and read aloud at the July Redfield Town Board Meeting, beginning at 7:30PM on July 9, 2019. The Town of Redfield reserves the right to reject any and all bids.

SPECS

1. All demolition debris from both sites are to be removed and properly disposed of by the contractor. Note Oswego County law requires that all demolition debris be disposed of within Oswego County.
2. All items located within the buildings upon the state of demolition become the property and responsibility of the contractor.
3. Contractor is to comply with all applicable Federal, State, County and Local laws and codes, including contracting UFPO to request a mark out of public utilities prior to the start of work. Electric services to the building will be shut off prior to the start of work.
4. the concrete floor in the former highway garage is to be demolished and removed. foundation elements are to be removed to a minimum of five feet below grade.
5. Basement floor in the former church is to be broken up to allow drainage. Basement walls in the former church are to be removed to a minimum of five feet below grade.
6. **Building areas are to be backfilled to grade with bank run gravel.** If desired, contractor may use concrete elements from the former highway garage floor/foundation and former church foundation as part of the backfill in the church basement, up to five feet below grade (maximum). Care shall be taken not to create voids between large chunks of concrete. No wooden material shall be used as backfill.
7. An asbestos survey has been completed by the Town of Redfield Codes Enforcement Officer. No asbestos is expected to be encountered in either building.

8. The Fire Department parking lot adjacent to the church is not to be used for staging of equipment of materials.
9. All demolition and backfill work, including demobilization of the contractor's equipment, is to be completed by August 16, 2019.
10. Contractor shall provide insurance information to the Town of Redfield upon award.

CHANGES:

#6 - The Town of Redfield can do the backfill work.

#7 - Delete

There was discussion regard asbestos in both buildings, CEO- Mike Yerdon does not want to be held responsible for the asbestos - he did not inspect or have the qualifications to do so. CM M. Tompkins - well this will come up, we are in a holding pattern, we need to have that screened before we can move forward. How long do you think it will be before you can get someone? CEO Mike Yerdon - depends on if we are getting someone at no cost or someone that does it all the time, Mike will look into this. CW E. Yerdon - how do they tell what has asbestos. Mike -they take samples and send them away for testing, the shingles, plaster, etc. could have asbestos in them. Mike will have someone here before the July meeting. HS Paul Pratt - thinks we should do the church first and then the town barn. CM M. Tompkins - the work should be completed in a short time, we want to pay for mobilization only once. Corey - it would have to be completely done, we have to have full access to the field for the Old Home Days. HS Paul Pratt - he has to have time to get the backfill done too. Mitch Yerdon - you should add - No work on Sundays - it's very busy over there on Sundays. Supervisor Tanya Yerdon - there's a lot of tires left in the old town barn, Paul can you get rid of them? HS Paul Pratt - he will get rid of the old tires, also we should put the chipper and roller up for bid, the motor on the chipper might work. CW E. Yerdon - what did they do with the huge safe that was in the old town barn, it was by the bathrooms not in the room they used for meetings? HS Paul Pratt - he can get rid of the old tires for \$ 12.00 a piece which is a good price, they will take them all. Supervisor Tanya Yerdon - we will have to wait for the asbestos testing, does the board have any questions? Paul would you like to discuss the new snow and ice contract with the County.

HIGHWAY SUPERINTENEDENT - PAUL PRATT

Last Wednesday the County wanted a meeting with the Town's that are in the pilot program for the Snow and Ice Contract. The Highway Superintendents and two Supervisors (Richland and Hastings) were in attendance. They want everyone to be on the rate per mile, this year they will provide material but after this year the towns will have to get their own. The rate they are offering is \$ 7,250.00 per mile, \$ 1,000.00 more to the other towns. Kurt Ospelt, his Deputy and the Chairman of the Committee - had three (3) proposals. They paid us to haul sand because we didn't use as much salt as the other towns, some would lose money on proposal, it costs just as much to plow an inch of snow as it does twelve inches of snow. The proposal is to pay everyone \$ 8,000.00 per mile, everyone has to purchase their own sand and salt next year but they will start paying that rate this October, would have to be put in our budget. Our payment would go from \$ 135,000 to \$ 216,000 per year. Lewis and Jefferson Counties highest paid towns is Lewis County at \$ 5,666 and they provide the material. This is a good deal for us, it's a three (3) year contract, we can buy the material wherever we want, Paul figures it will cost us about \$ 52,000 for material, with what we got and what we used. The Town of Richland is looking the numbers over, it's close for some of them, it's not to make a profit but not to lose money either. They have asked

us to bring it to our boards as soon as possible. As far as the information he has do you want to go with the new snow contract, you will have the money this year for the salt and sand. Everyone knew we were going to have to start buying the material, he didn't think they would come back with this kind of proposal. CW E. Yerdon - what the current number of material we use. HS Paul Pratt - we get 350 loads of sand and 200 tons of salt.

Resolution 19-65

Motion was made by Erwin Webb and seconded by Matthew Tompkins to authorize Highway Superintendent Paul Pratt to the new Snow and Ice Contract with Oswego County at \$ 8,000 per mile.

ADOPTED Ayes 5 T. Yerdon, E. Yerdon, E. Webb, M. Tompkins, C. Bauer
Nays 0

As Paul explained at a previous meeting Milton Cat has come back with a trade-in deal for the loader, we would have to pay \$ 24,000 in January for a new loader delivered in December with a three (3) year warranty (like we have on our current loader) we have one (1) year left on our current one, it's been two (2) years since we got a new loader, Milton had said it would be three (3) years before we could get the trade-in deal. CW E. Yerdon - when do we get the new truck/snowplow? Highway Superintendent - you should order the new snowplow/truck next summer, delivery is about eight (8) months so you would get it in the spring, you would be replacing the 2007, we already have the sander body for the new truck. Supervisor Tanya Yerdon - feels we should table this so she can look at the figures. Highway Superintendent Paul Pratt - within the next month or two (2) should be fine.

ASSESSOR - JANE JONES

Jane - apologizes for not being at the last board meeting, she wanted to make sure that all your questions were answered and everyone was good with the Board of Review information, she knows Tanya gave a brief overview of what went on. Her experience with Salmon River Timberlands was unique, if you have any questions on that. They had three (3) walk-ins on Grievance Day, Jane dealt with four (4) before Grievance Day, she received a letter from Salmon River Timberlands requesting a special grievance date for them, because they are an out of the area property owner, by law they can do that. It was scheduled for June 4th a special meeting of the Grievance Board. Supervisor Tanya Yerdon - does anyone have any questions for Jane? Jane Jones- the only question she has for the board she would like it clear in her mind, to make sure she knows what she's talking about - Dan Prokupets and Matt Smith both were under the impression that this board has pretty much guaranteed to them - that their assessments would go down because of the Zoning being enacted. She was not present at that meeting, she doesn't know if you told them that or not, any meeting she when it was discussed, there were no definite answers given to Salmon river Timberlands that yes your assessment would go down, so she just wants to make sure she is on the right page with it. Supervisor Tanya Yerdon - that was a discussion at a meeting she believes Carla was in with her because our Attorneys could be there and she didn't want to be alone with Matt and Dan. She would first of all like to apologize because she can't remember the exact things that were said because it was not on the record. It was during when we were trying to pass the Zoning, she truly can't remember, she can't remember the exact things that were said, she remembers them asking if this could affect their assessment, she remembers asking Jane if it could affect their assessment, maybe Jane can remember, but she knows it was when we were trying to do the Zoning. Jane said and she wasn't in the meeting. Supervisor Tanya Yerdon - right it wasn't an official meeting, it was an informal conversation. Jane Jones - anyone that has spoken to her about this- she has said until she sees where property values are going because of the zoning, she just can't arbitrarily lower assessments based on the new zoning.

Supervisor Tanya Yerdon - but you did inquire with the State and the County according to the brief explanation you had. Jane Jones - yes and the State Assessors Association also about all of this.

SUPERVISOR - TANYA YERDON

She has given the board some packets - Salmon River Timberlands, WoodWise, Farm East - the first packet - is what we received when Farm East LLC requested an application for appeal of the Zoning Law, that turned into us finding out that our Zoning Law and Subdivision Law did not coincide, so we let Matt and Mr. Brenner know that we were trying to kind of marriage the two together, because there was kind of a loop hole that we didn't know was going to happen, so we got that part taken care of, then they requested an application for a preliminary subdivision plat approval, that's your packet number two (2), they gave us the application for the final, and the money, a survey map, a brief description, and a copy of their application for appeal of the zoning law. According to our law - since it doesn't meet some of our zoning regulations - it was sent to the Code Enforcement Officer - so he had to deny it, so he did deny it and a letter was sent to Mr. Smith on June 12th. Now according to our law it comes before us - she has given the board copies of the pages from our subdivision law that pertain to this, the documents to be submitted for the preliminary plat application, ARTICLE 3. DOCUMENTS TO BE SUBMITTED

Section 310. Preliminary Plat Application Requirements

All applications shall include the following:

1. Seven copies of the application form.
2. A nonrefundable application fee.
3. A copy of any covenants or deed restrictions which are intended to cover all or part of the tract.
4. Seven copies of the plat, prepared as required in Section 320 below, at a scale of not more than 100 feet to the inch.
5. A statement of the nature and extent of the interest of any state employee, or officer or employee of the town in the applicant pursuant to General Municipal Law Section 809, when applicable.
6. An environmental assessment form (EAF) and, when applicable, a draft environmental impact statement (EIS) pursuant to 6 NYCRR Part 617.

It is a minor subdivision because it's only one, cutting out a small piece.

Section 212. Procedural Waiver

The town board may waive the application and review procedure as provided for in this law if the town board determines that the proposed subdivision is of minor significance. Such waiver shall be in writing, and shall include the following findings:

1. The proposed subdivision does not involve the creation of more than four lots.
2. The applicant has provided evidence acceptable to the town board that all proposed lots conform to the requirements of the zoning law. Such evidence may consist of proposed deeds, plot plans or surveys of the lands included in the proposed subdivision, or of part of the lands included in the proposed subdivision where such part provides the town board with evidence sufficient to make a determination.
3. The proposed subdivision has no negative environmental significance pursuant to 6 NYCRR Part 617.
4. The tract has not been part of a subdivision within the past three years.
5. The proposed subdivision does not contain a new public road or new public facilities.

Michael Yerdon - Code Enforcement Officer - in his letter he referenced the sections that had to be followed unless they had a waiver, lot size of course is in the forest area which is lot size of fifteen (15) acres and this is an eight (8) acre lot, it's 2.4 miles off the Old State Road, the description he had didn't have a there's no right of way described from the property to the road.

Supervisor Tanya Yerdon - she read the requirements for a subdivision and for a waiver, this is an eight acre lot proposed in the forest area minimum lot size of fifteen acres. We need to discuss this, table it or send it on. CM M. Tompkins - to him it seems pretty cut and dry, we can issue a procedural waiver because they don't meet condition two (2), they haven't provided evidence that it conforms to the requirements of the zoning law, which is ultimately the reason that the waiver was requested the first time it was submitted, now that we have a legal process in place to be able to review this and send it to the Zoning Board of Appeals he thinks that's what we should do. Supervisor Tanya Yerdon - is in agreement, does everyone understand what he's saying, it's her opinion to send it to the Zoning Board Appeals. CM M. Tompkins - It doesn't meet the requirements of the law to issue a waiver.

Supervisor Tanya Yerdon - she knows that a copy of the Local Law #1 of 2019 the Subdivision Law was forwarded to Matt Smith, just for future reference on page 2 - there is a list of things that's requirement for you to come before the Planning Board, you might want to check the list the next time, she's just saying.

Matt Smith - Woodwise/Salmon River Timberlands - on that note he knows the list, he thinks it was the April meeting the original amended subdivision law was presented to deal with this, and the big thing it would give the town board the ability to issue a waiver, as we talked he made the point that you were going to come back that it doesn't meet the requirements of the zoning law, this goes back before there was a zoning law, he thinks that alone gives the board the authority to grant the waiver and vote one way or another. CM M. Tompkins - did we have the application before the zoning law was adopted. Supervisor Tanya Yerdon - no not before the zoning law was adopted. CW E. Yerdon - you had the survey and stuff done before the zoning law but didn't present it to us. Matt Smith - they couldn't get it by two lawyers because of the right of way, the description, then got it surveyed but it's been a mess since it sat on a lawyers desk. CM M. Tompkins - we had to make changes to our subdivision law so that we could even review this under the subdivision law so that we would have a way legal process in place to send this to our Board of Appeals, before we did that we didn't have a mechanism to get this in the board of appeals hands. Matt Smith - it wasn't a subdivision it was a request for an area variance. There was discussion.

Resolution 19-66

Motion was made by Matthew Tompkins and seconded by Tanya Yerdon to move this subdivision application to the Board of Appeals.

ADOPTED Ayes 5 T. Yerdon, E. Yerdon, E. Webb, M. Tompkins, C. Bauer
Nays 0

Supervisor Tanya Yerdon - just heard from the insurance company regarding the DEC parking lot and the Spectrum right of way, has given you all the response, it's been sent to the attorney hopefully will be taken care of soon.

Motion was made by Erwin Webb seconded by Tanya Yerdon to adjourn the meeting at 7:58pm.

ADOPTED Ayes 5 T. Yerdon, E. Yerdon, E. Webb, C. Bauer, M. Tompkins
Nays 0

The next Town of Redfield Town Board meeting will be held Tuesday, July 9, 2019 at 7:30pm.
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Susan Hough, Town Clerk