

TOWN OF CATHARINE
TOWN BOARD MEETING &
PUBLIC HEARING
March 15, 2016

Present: Supervisor John VanSoest; Councilmen Glenn Bleiler, Wayne Chapman, Ronald Hoffman (came in at 7:50), Highway Superintendent William Morgan; Guests: Jackie Gray, Steve Bannister, Chris Connelly, Jamee and Heath Mack, Larry Reynolds, Bruce Bruckner, Barb & Jim Halpin, James Shaddock

Public Hearing on Rental Registration/Inspection Law: Supervisor VanSoest went through the law briefly and then asked Harold for his input. Harold doesn't like the fees--he feels that it will be a burden on the landlord who already has numerous fees to pay. John asked about the practicality and Harold said that if there is a fee it should be minimal. Jamee asked what mechanism do we have to inspect without the law. Harold said that each town has to adopt their own laws. He went over the requirements that he would like to see--he's not looking to have a house rebuilt, but the safety things--secure floors, fire extinguisher, windows secure, no combustible materials in the residence. Jamee said that as a taxpayer she is in favor of this as we have made tremendous progress with the comprehensive plan, the new zoning and she doesn't want to see us lose that momentum. Wayne asked how many rental places we have. Steve Bannister said that there are probably over 100 rental units. Harold explained that a unit must have a kitchen, bath, etc. Barb wants to clarify something--if we adopt this local law does this mean that all landlords would be required to have inspections each time there is a change of renter. Barb said that she is not a landlord, but can see where this could be beneficial to the landlords as sometime the tenants don't leave places in very good shape. Harold said that this gives the landlord a 3rd level of protection. There is also a calendar requirement (each rental unit should be inspected every 3 years). Glenn said that he wonders about the fee for inspections when a tenant leave/moves in. Harold explained that the first inspection would be free, if it required more than the initial and the re-inspect, the 3rd inspections would be at a charge. Harold is only looking for the things that are dangerous--he's not looking again to rebuild the homes. Steve Bannister stated that when Tri-county comes in and inspects, it takes about 20 minutes. (Tri-county is only for those getting subsidies). Glenn cautioned that it does cost--maybe not the landlord, but the taxpayers. Steve reminded that they do pay taxes on those properties so they are ultimately paying. Glenn asked if we adopted this law would Harold charge the town more. Harold said that he is more looking at safety then the bottom line. John asked if we could administer this law without any additional funding by the town--Harold said to try it for 6 months. Glenn wondered about adopting just the registration part, not the inspection part. Harold told about one call he had in the town that required a lot of repairs for the safety of the people living there. Glenn said there is no aggressive or non-aggressive--it's a law and we either enforce it or not. If we are going to do the rentals, why not all the houses. Larry said that he agrees with Glenn to find out how many rentals we have in the town then go from there. John asked what this law actually does--Registration gets the rentals on the radar screen. Steve said that if we are only going that far why not do all the houses. Barb stated that as your home, you make the decision whether or not to keep it up--as a renter, you are relying on the landlord. John said that his opinion is why not do it if it helps. If we know there is a problem, this lets us in. Glenn asked why not broadcast that any renter can ask for an inspection. Steve said he thinks it's a good law to have--he will probably pay a small fee- it gives him some protection if the tenant says in a couple month that something is wrong. Larry asked how it's working with towns or villages that have adopted this law--and you either have an unhappy tenant or owner. Village of Montour adopted this and it works good for them. Jamee asked if Chemung Co. uses this--we aren't sure. Larry wants to know if we are going to go in and take photos--or it will be a he said, she said situation. He said we used to do stove inspections for wood stoves. Where is the liability --is

the town liable or not? John doesn't think that a municipal code enforcement would be held liable. Jim said that whenever we institute a local law, we open ourselves to other avenues for law suits. Harold would take a couple pictures of each inspection. Glenn stated that with this law we are inside so that assumes liability. Harold said that it's a public safety issue. Glenn asked Steve if he wants this adopted as a help to him--Steve said yes. He believes that this help him. Harold-said there is some deplorable housing in Schuyler County and he gets no cooperation from DSS with some of these places. He has gone to them a number of times and they will not help. Steve said that if the landlord complains to DSS about a tenant and they won't help the landlord either. John said he's generally in favor of this law--but that we can't make a decision tonight as we are missing a couple of board members and we need their input. Jim said that the landlords who are responsible can ask to have a place inspected--but we aren't targeting the good landlords, but those who don't care.

Adjourned the public hearing at 7:53 p.m.

Regular Board meeting started at 7:55 p.m.

Barb said that we will be hearing about this soon but wants us to have a heads up. The county started the process last night to rescind the local law that allowed the formation of an Environmental Management Council board. There will be a public hearing next month and if it's rescinded there will be another method of operating this type of board. They are looking to make it part of the Planning Commission but if that is the case, it may not be an EMC but a group that looks at environmental issues. She will keep us posted.

Additions--executive session for personnel issue at end of meeting

RESOLUTION 2016-14

RESOLVE that the minutes of the previous meeting be accepted as submitted to the Board.

RESOLUTION by Glenn Bleiler, seconded by Wayne Chapman

VOTE 4 ayes, no noes

RESOLUTION 2016-15

RESOLVE that the Clerk's report be accepted as presented to the Supervisor

RESOLUTION by Glenn Bleiler, seconded by Wayne Chapman

VOTE 4 ayes, no noes

Zoning report: Harold is back in school again--at the fire academy for 2 days on the new code that is coming in July. The new International code says that there will be no unregistered vehicles allowed on a property, but he is not fully in favor of that--if the car is sound, he's going to leave it alone. He had a call about building a hunting cabin in Texas Hollow--he will be addressing it with the owner in the next week. Today he had a call requesting information from an original building permit from 1994, so he and the clerks are searching through to find it.

The building in Alpine that was partially down is now DOWN--the letters that were sent out worked well--he also got a Thank you from someone on VanLoon Rd. and there is now a dumpster at the site that needed cleaning.

Swan Hill Rd. --he went there today and informed the owner that he has to be in court--the area HAS to be cleaned up as it's a mess and in violation of the Town Zoning laws.

New International codes comes out in June or July

The house on County Rd. 14 is being worked on but Harold needs to talk to them about some things that are left out.

The Williamson Law Book zoning program is too much so Harold doesn't feel we need to invest the money into it.

RESOLUTION 2016-16

RESOLVE that the Justice Report be accepted as submitted to the State Comptroller and the Supervisor
RESOLUTION by Ronald Hoffman, seconded by Glenn Bleiler

VOTE 4 ayes, no noes

Supervisor's report: John went through accounts. He asked about the Central printing and mailing line and why it was over budget at this point in the year. It is because the new copier was paid for in 2016 but some of the money was supposed to be from unallocated fund balance. We will have to do a budget amendment to clear that. Also the worker's comp is over budget but we are hoping that will straighten out with the audit that should be coming soon

RESOLUTION 2016-17

RESOLVE that the Supervisor's report be accepted as presented to the Board by the Supervisor and the Bookkeeper.

RESOLUTION by Glenn Bleiler, seconded by Wayne Chapman

VOTE 4 ayes, no noes

Highway Superintendent: It's been a good winter for supplies. We have to still take the salt that we ordered, but that will give us a good reserve to begin next winter with. The men have been running stone and patching holes. Bill went to Albany for Advocacy day with 2 other highway superintendents--they are looking for more CHIPS funds to be awarded by the State.

Elm Chevrolet said that a new pickup truck would be \$28,000 and the trade would only be \$3,000.

He would like to get chains for the loader, and the ones we have now are wearing out so they would need new ones, the cost is about \$2,000 each for them. They wouldn't be used much, but when they are needed, they do the job. John said that it's up to Bill to purchase what is needed--when the money in the accounts is gone, it's gone. The chains are insurance--if only needed once they pay their way. Glenn asked if there were other things that were more urgent. The pickup is not in good shape--there was an electrical problem, but they haven't had a problem since they "hit" it. We will look at purchasing a new one again in a couple months. Glenn would like to see the financials before he makes a decision. Bill said that you can go with NBPA bids that you can just buy without bidding as they are already bid out and accepted by other entities.

The culvert on Pertl Rd. is in need of repair--he is working with Jerry Verigini at Soil and Water to see if there is a grant that can help. We will also ask Skip Bergen if he could help out by digging for us. We need to address that road as it's not set up for the heavy traffic that it gets now. There is some relief with the manure injectors and hoses that Bergen's use now. In an ideal world, we should be able to get 5 years out of a surface and we won't get that on Pertl Rd.

This year's plan is to oil and stone the following roads, finish Oak Hill from CR6 (1.2 miles) and then do the other end of Oak Hill Rd. (2 miles from CR 6) for a distance of .8 miles also, do 2 miles Newtown Rd. starting at Halpin Rd. and Terry Hill Rd., and Dust oil the remainder of dirt roads. Glenn wondered if we could put some money into the culvert on McClure Creek (Pertl Rd.) Bill said that he can buy concrete headwalls to put on it and it would buy us time until next year. Larry Reynolds said that we are overlooking the real problem--the problem starts at Charlie Reynold's place on County Rd. 11 and the swamp as they took the dam out and there is no way to keep the water back.--we would need to raise the culvert and the road. Glenn said that there is still the nature of the traffic and the width of the tractors that now travel the road and the drainage so we probably really need to enlist Soil & Water's

help to engineer this. We also need to look at the shoulder work now before we lose more of the roadway.

RESOLUTION 2016-18

RESOLVE that the Board approve the plan of work for CHIPS money for the summer season 2016

RESOLUTION by Ronald Hoffman, seconded by Glenn Bleiler

VOTE 4 ayes, no noes

Landfill Report: There will be a budget hearing in May. Other than that there is no news

RESOLUTION 2016-19

RESOLVE that the following vouchers be paid G42-59 in the total of \$9196.52 and H 19-29 in the total of \$10,451.45 within sums according to the totals

RESOLUTION by Wayne Chapman, seconded by Glenn Bleiler

VOTE 4 ayes, no noes

Unfinished business:

Rental Registration Law: The board will postpone the vote on this until we have a full board and have had time to think about the comments made at the public hearing.

RESOLUTION 2016-20

RESOLVE that the board go into executive session at 8:30 p.m. to discuss personnel matters

RESOLUTION by Glenn Bleiler, seconded by Ronald Hoffman

VOTE 4 ayes, no noes

RESOLUTION 2016-21

RESOLVE that the board return from Executive session

RESOLUTION by Ronald Hoffman, seconded by Glenn Bleiler

VOTE 4 ayes, no noes

The Board meeting was adjourned with a motion by Glenn Bleiler at 8:59 p.m. and seconded by all.

Respectfully submitted

Carmella Hoffman
Town Clerk/Collector