

Minutes

Lebanon Town Board Meeting Town Offices

February 12, 2024, at 6:30 pm Meeting, called to order by Supervisor Ronda Winn

In Attendance:

Supervisor Ronda Winn

Council Marie Morgan

Council Greg Fuller

Council Chadwick Nower

Highway Superintendent Jamie Goedel

Absent:

Council Adam Carvell

__0_ Residents in Attendance

The Privilege of the Floor:

Dan Hilts from West Eaton, our new Dog Control Officer, was present, He discussed how he manages dogs and how he will be doing his monthly report.

APPROVAL OF MINUTES:

The minutes from January 8, 2024 regular meeting was approved.

On motion of Council Marie Morgan

Seconded by Council Chadwick Nower

Dated: February 12, 2024

Payment of Bills & Claims:

The bills & claims were reviewed.

Approved, 2/12/2024.

On Motion of Council Marie Morgan

Seconded by Supervisor Ronda Winn

Town Officer Reports:

Planning Board: Lois Hartshorn Chair – Present

Having a Public Hearing for Brian Musician on Monday evening.

Board of Appeals: Chair Daniel Clark -

Town Justice: Henry Moore –

Nothing

Dog Control: Dan Hilts - Present

Code Enforcement Officer: Aaron Camp- Present

Have had several permit closers.

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Dealing with the Lebanon Hill issue someone is living in two campers, the DEC is stepping in, Aaron cannot go on the property, this person has harassed the neighbor, and he is very hostile. Once the DEC investigates, they will have the Sheriffs there and they will contact Aaron to go there, and He will be able to inspect. There are complaints of sewage being dumped on the ground and going into a water system.

There are plenty of buildings going on in this town right now.

Getting a lot of calls from out of state, some from California (which was an agency dealing with investors who want to buy land and build rentals and Air BNB" s) about transit Housing Laws which we do not have in this town.

We will have less interest in solar than we will with these people with that transit housing Airbnb's and they have already made purchases on subdivisions, and you are talking about a subdivision right now.

You know, you could almost put money on that first sale will be somebody out of state or maybe local that's, you know, within the state that's financially set where they can afford that buy and then they put up you know, one or two rentals once they start going beyond that it becomes a like a housing development trips into commercial.

Council Chadwick Nower asked why we do as a township want to be against an individual owning a piece of property putting up a house and renting it out is suffocation.

Code Enforcement Officer Aaron Camp stated that We do not, we want them to be able to maintain the property, not somebody from California.

Council Chadwick Nower asked what the risk of a township is a transient practice.

Code Enforcement Officer Aaron Camp adjacent property changes and lack of respect for what was there on I guess uncontrolled territory, so they had people's properties. We are working on them to a certain extent and then utilizing them so that neighboring properties they had to listen to the same. We do not have tight packed and might be different on the lake, but they were struggling on the lake with a lot of noise. 2,3,4 o'clock, you know parties always going on. For us, not that we are trying to generate more revenue in that end, but there are annual inspections that come with it and help control what is going on. Because the properties are used like a rental car. So they are typically used to leaving us and you dealt with overload septic systems was the big problem on lakes. So this thing for our side, I have had two requests to guarantee that if they bought the property they could put at least four Airbnb, to one was a five acre one was two acres. One was at Craine Lake, which I put the kibosh to immediately. The next one was just down here. They wanted to make sure on five acres that they could get four rental properties. They just want to cycle them through and have multiple setups and you are exceeding beyond that, this transient law that they put into there and deals with all the local rentals. They now must abide by the Madsion County tax. So that there is that portion of pay, but there are provisions in taxes that are paid into the township. So that the people coming in, they are just there to use our lands, and they would enjoy it but part of what they bring in does not then return to the person that lives in California. It in Lebanon. It is returning some of the loss.

Annual permit meetings, and inspections that must occur that really, you know, as this becomes big, I am going to have to, you know, unfortunately, must go to places either on one of our three-year cycles, but those are triggers of one year. Aaron was discussing about doing a transient Local Law for the Town of Lebanon. He discussed another town that just did this local law. Aaron stated that I give credit to Larry, as tough as he can be, he did a great job of collaborating with their attorney and working with Greg and what they have developed. It is not a lengthy portion, but it is excellent, and it guarded and safeguarded the people within the township, and it puts money back into the local Township, not just the county, but just back into the towns and helps control what is going on. If these people are out of state, we must reach them to deal with an issue. On say the water on one of the lakes. The problems are already gone, and the people are laughing, and you cannot get them to come in out of California to do it. And I am telling you, I only got one local phone call out of me at this point in one month. I dare say at least 15 to 16 phone calls

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Council Chadwick Nower stated he is all for it, but I just think that we should in no way make it cost one dollar more. If somebody wants to do that is their property and they are from here and they own that property. CEO Aaron Camp stated Like to do those things we still have according to common mistakes you still have it is a considered transient housing must be

Council Chadwick Nower I completely understand what you are talking about if it is tax evasion, right where you would be out of state and then own something. And then the money leaves here and goes back to there for what would profit and immediate area if it was owned by somebody here, but I think we need to make sure that there's measures in place where it doesn't take away the ability for someone within our township if they wish to put an Airbnb on their back 40.

CEO Aaron Camp stated that in Madison but in that Township, you are allowed to have your permanent residence is one and then have one additional rental right after that point now it is considered you are creating a hotel, you are creating what they call a multi-unit.

Council Chadwick Nower asked what about what if a resident had 10,000 acres, they could only put two units on it, Aaron stated they would have to sub- divide, Chad asked what if they do not want to sub-divide Codes Enforcement Officer Aaron Camp stated that and then you start dealing with the issue of now becomes commercial and it falls underneath estates commercial.

Town Assessor: Brian Fitts

Nothing

Town Clerk Joann Collins – Present

Report Submitted

The taxes have come in a lot, this is the first year the Town Clerk was able to pay the Supervisor one check for the entire amount of taxes.

Highway Superintendent: Jamie Goedel: Present

Signed up for drug testing

Two of the highway employees have their tank endorsements, now everyone has them.

Jamie has done lots of webinars and training.

Jamie stated that he has signed up to go to Albany on the 5th of March for advocacy day for highways regarding CHIPS.

Jamie stated that the highway guys asked about getting handheld radios for the trucks because they do not have cell service in most of the town when they are out plowing or working Jamie also stated that they really need these when they are flagging.

The town board agreed to have Jamie purchase these. Jamie will check around for pricing.

Jamie discussed that the Town of Sherburne would like to do a Shared services Verbel agreement, The Town Board feels that that is between Jamie and them.

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Repairs:

Todd Palmer will be here tomorrow to move the Air -Compressor

Town Supervisor: Ronda Winn:

Report submitted.

Supervisor Winn discussed the AD HOC committee for Madison County Landfill

Because the last landfill agreement every one of us had to sign a CON for and it really was not really published very well.

Supervisor Winn got a complaint about a pothole on Chamberlain Rd, and she called Jamie Goedel highway superintendent, and it was fixed by 10:00 that morning.

We started out the year, we just received \$ 100,000 for sales tax which went in the highway fund, then we got \$ 12,000 for roads for December, and we just received today \$ 62,000 from Madison County for plowing the roads From 1/3/24 to 1/31/24.

We also received \$12,000 from SOMACs for reimbursement for the fourth quarter of last year. We also did not have to pay 13,000 for that because we paid them quarterly when there was \$13,000 remaining. So that washes up the \$25,000 contribution that we had agreed to make to them.

We still have \$99,000 on the balance of the 2020 truck, and we discussed it and agreed not to pay it off because the interest rate is 2%. So with the 25,000 that we now have coming back without making a SOMAC contribution and I budgeted 50,000 towards the new truck that gives us 75,000. To put down 75,000 the 50,000-installment payment. So I am not anxious for us to go into debt with another truck. If we do not keep putting money in the highway reserve, we are just going to be in debt forever. So and this is the truck will not be here until October or November,

Jamie stated that it is not being built until August 1, 2024.He said it will not be until November before we receive it. There was discussion about how they want to finance or pay for the next truck.

There was discussion about planning on when to purchase trucks, Superintendent Jamie Goedel said they need to look at maintenance on the trucks and go with the ones that have the most problems. And replace those.

Supervisors reported Approved.

On Motion of Council Marie Morgan

Seconded by Council Greg Fuller

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RESOLUTIONS:

RESOLUTION # 27-24 TO APPOINT DOG CONTROL OFFICER

WHEREAS, the Town of Lebanon needs a Dog Control Officer following the release of Carol Lawrence on December 31, 2023and

Whereas Dan Hilts is willing to accept the duties of this position the remainder of the 2024 calendar year and

Whereas Dan Hilts has accepted the salary of \$ 2663.00 and mileage reimbursement not to exceed 244 miles , and Be It resolved that Dan Hilts is hereby appointed to the position of Dog Control Officer for the Township of Lebanon as of February 12, 2024

On the Motion of Council Chadwick Nower
Seconded by Council Greg Fuller

Roll Call :

Carvell Abs Morgan Aye Fuller Aye Nower Aye Winn Aye

Approved Y Defeated ___

Dated: February 12, 2024

Resolution # 28-24 AMEND RESOLUTION # 21-23 APPROVAL OF CONTRACTS FOR 2024 (REMOVE FIVE STAR OCC CONSORTIUM FOR DRUG AND ALCOHOL TESTING INCLUDE EMERSON TESTING LLC

WHEREAS, The Town of Lebanon is authorized to approve the 2024 contract for alcohol and drug testing for highway employees,

Whereas a contract has been submitted for approval by Emerson Testing LLC in cooperation with DOT consortium of towns, village, Madison County and other counties for providing such tests on a random basis to ensure maximum highway safety and equipment operation,

Be It Resolved that the Town Board by resolution authorizes the Town Supervisor to enter into agreement with Emerson Testing LLC for purposes of alcohol and drug testing in 2024

Roll Call :

Carvell Abs Morgan Aye Fuller Aye Nower Aye Winn Aye

Approved Y Defeated

On Motion of Supervisor Ronda Winn

Seconded by Council Chadwick Nower

February 12, 2024

RESOLUTION # 29-24

ABANDONMENT OF TWO TOWN ROADS

On the request of the Town of Lebanon Highway Superintendent Jamie Goedel to abandon the two following roads:

- 1. Stowell Rd - seasonal section, past the one home on it.**
- 2. Billings Hill Rd –Seasonal Section**

The aforementioned roads had previously been downgraded to seasonal use. Stowell Road is in disrepair due to a poor location prone to chronic costly flooding and other environmental infringement/ damage and would require significant expense and effort to sustain further use.

Billings Hill Rd is not suitable for traffic due to narrowing, poor condition and availability of other routes. Observation by the highway department of the two roads confirmed traffic upon them did not meet a daily average of two vehicles nor show evidence of pedestrian use.

Abandonment of these roads will not impinge upon continued land access to neighboring property.

Any occasional traffic seeking to travel said roads will have access to obvious alternate routes that are equally accessible and more suitable to vehicle traffic.

Lastly, the costs to bring these roads up to a minimum standard of drivability represent an unconscionable town expense, compounded further by the likelihood of repeated damage due to their location.

Under the guidance of Highway Law §205. Page 195 -6, Parts 2 and 3,

Reasons for abandonment:

Be It Resolved to grant the Highway Superintendent request to abandon the seasonal segment of Stowell Road and the Seasonal Section of Billings Hill Rd in the Town of Lebanon

Executed on this day February 12, 2024



Supervisor



Town Superintendent of Highways



Council Member Marie Morgan



Council Member Adam Carvell



Council Member Chadwick Nower



Council Member Greg Fuller

Discussion:

Highway Superintendent Jamie Goedel needs a computer. The Town Board agreed to this and will have one built for him. Jamie does spread sheets to keep track of all jobs and inventory and maintenance records also. Jamie and Kyle are the two that will be using it. They will have a log-in for all employees so if they need to look up stuff, they will be able to.

It also discussed getting cameras in the future. Supervisor Ronda Winn is going to check with NYMIR about a reduction if we buy cameras.

We already have a rack able to have a hard drive backup inside the vault the way we should. The last thing we need to do is to put a redundancy rack into it.

Highway Superintendent Jamie Goedel handed out a sample of a winter maintenance policy that the Town of Lebanon should do, more on this to come.

Next Meeting

04/8/2024,

The motion to adjourn was made by **Council Marie Morgan and Seconded by Council Chadwick Nower at 8:15 pm.**

Respectfully Submitted,

Joann Collins
Town Clerk