

Marcellus Town Board Meeting  
Wednesday, December 1, 2021  
7:00 pm

A Regular Meeting of the Town Board of the Town of Marcellus, County of Onondaga, State of New York was held on Wednesday, December 1, 2021, in the Town Hall, 24 E. Main Street, Marcellus, New York.

Present: Karen R. Pollard, Supervisor  
Laurie Stevens, Councilor  
Terry Hoey, Councilor  
Tammy Sayre, Councilor  
John Cusick, Councilor

Also Present: Jim Gascon, Town Attorney; Phil Coccia, Recreation Director; Michele Popcun, Holly Legnetto, Janie Lundrigan, Kevin Stack, Bill Southern, Kay Kershaw, Steven Bolewski and Sandy Taylor, Town Clerk.

**Minutes:** Councilor Stevens made a motion seconded by Councilor Hoey to waive the reading and accept the Town Clerk’s minutes from the following meetings, Town Board Meeting, November 3, 2021 and the Workshop Meeting on November 17, 2021.

Ayes – Pollard, Stevens, Hoey, Sayre and Cusick Carried

**Monthly Activity:** The Abstract of Audited Vouchers was given to the Board Members as submitted by the Town Clerk. Abstract # 11 as of November 30, 2021. Claim Number’s 152845-152852, 152860-152888 and 152895.

	<b><u>Expenses</u></b>
General Fund	\$33,732.01
Part Town General	132.00
Town Wide Highway	4,873.71
Capital Projects	<u>127.36</u>
 Total	 \$38,865.08

Board Members were given the Activities Report as of November 19, 2021.

	<u>Revenue</u>	<u>Expenses</u>
General Fund	(1,522,143.83)	978,262.76
Part Town General	( 179,964.99)	166,310.47
Town Wide Highway	( 574,722.57)	302,625.33
Part Town Highway	( 361,590.29)	395,782.10
Fire District	( 408,785.84)	385,467.00
Hydrant Fund	( 3,036.43)	3,022.40
Ambulance Fund	( 319,493.36)	319,473.00
Sewer District	( 195,431.58)	195,430.00
Water District	( 170,997.26)	176,996.00

**Bank Balances:** Total of Bank Balances for October 2021 - \$4,858,399.81

Councilor Sayre made a motion seconded by Councilor Cusick to approve the Abstract of Audited Vouchers as of November 30, 2021 and the Activities Report as of November 19, 2021 and the Bank Balances for October 2021.

Ayes – Pollard, Stevens, Hoey, Sayre and Cusick

Carried

**New Town Hall:** The Abstract of Audited Vouchers was given to Board Members as submitted by the Town Clerk. Abstract #11 as of November 30, 2021. Claim Numbers 152889-152894 and 152896.

	<u>Expenses</u>
Capital Projects	\$80,797.55

Board members were given the Activities Sheet (New Town Hall) as of November 19, 2021:

	<u>Revenue</u>	<u>Expenses</u>
Capital Project	(\$3,000,260.25)	2,049,158.91

Councilor Stevens made a motion seconded by Councilor Hoey to approve the Abstract of Audited Vouchers as of November 30, 2021 and the Activities Report as of November 19, 2021.

Ayes – Pollard, Stevens, Hoey, Sayre and Cusick

Carried

**OLD BUSINESS:**

**Repeal of Referendum for sale of Town Hall:** Supervisor Pollard explained that at the November 17<sup>th</sup> meeting the Town received two (2) purchase offers for the existing Town Hall at 24 E. Main Street. One offer was for \$239,900 from Dr. Michelle Goldych and the other was for \$250,000 from Velasko Professional Park, LLC. After much discussion, the Board voted to accept the purchase offer for \$239,900. There was some push back from residents as to why the Town didn't take the higher of the two offers. Due to the time limits on publishing Permissive Referendums, this has now lapsed. Councilor Stevens made a motion seconded by Councilor Sayre to repeal the Permissive Referendum from the November 17, 2021 meeting, accepting an offer of \$239,900 for the Town Hall.

Ayes – Pollard, Stevens, Hoey, Sayre and Cusick

Carried

**Sale of Town Hall:** The Town has received another offer from Dr. Michelle Goldych for \$252,000 and still has the offer from Velasko Professional Park, LLC for \$250,000. After much discussion between the Board and realtors, it was decided to go with Dr. Michelle Goldych's offer of \$252,000 by way of Permissive Referendum.

**TOWN BOARD RESOLUTION  
TOWN OF MARCELLUS  
RE: SALE OF FORMER TOWN HALL**

At a regular meeting of the Town Board of the Town of Marcellus, held at the Town Hall, 24 East Main Street, in said Town, County of Onondaga and State of New York on December 1, 2021 at 7:00 P.M. there were:

<b>PRESENT:</b>	Karen Pollard	Town Supervisor
	Terry Hoey	Councilor
	John Cusick	Councilor
	Tammy Sayre	Councilor
	Laurie Stevens	Councilor

**WHEREAS,** the Town of Marcellus (the "Town") has received two offers to purchase the former "Town of Marcellus Town Hall," part of Lot 24, Village of Marcellus, Onondaga County, New York, as depicted in the preliminary copy of "Map of Part of Lot 24" attached hereto, which includes a building, on 24 East Main Street in the Town of Marcellus, and

**WHEREAS,** the Town Board has considered the offers and finds the purchase proposal of \$252,000.00 advanced by Dr. Michelle C. Goldych, D.C., of 8733 Drumlin Heights Drive, Baldwinsville, New York 13027 to be reasonable; and

**WHEREAS,** the Town has no public use for this excess property and is willing to sell the same to Dr. Michelle C. Goldych for the proposed amount of \$252,000.00; and

**WHEREAS,** the Board has carefully considered the intended use of the former Town Hall by both potential purchasers; and

**WHEREAS**, the Board recognizes the unique situation presented by the fact that the New Town Hall and Former Town Hall are in close proximity to each other and will share a common driveway, parking lot and sidewalk, and that the Town will be responsible to maintain these common areas, making the intended use by the prospective purchaser of utmost importance; and

**WHEREAS**, the Goldych offer requires only one handicap spot be reserved for the Goldych occupancy, and the offer submitted by Velasko requires a minimum of five dedicated parking spots; and

**WHEREAS**, the conveyance of the property will require the reserved parking spots to be conveyed with the land and will therefore be granted in perpetuity; and

**WHEREAS**, THE Board has determined that the Velasko occupancy will result in a greater amount of vehicular and pedestrian traffic and will result in a greater amount of wear and tear to the commons areas resulting in increased maintenance costs and expenses to the Town, as well as an increased potential liability exposure; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby approves the sale of the aforementioned property to Dr. Michelle C. Goldych for the purchase price of \$252,000.00 and

**BE IT FURTHER RESOLVED**, that the proposed purchase price of \$252,000.00 is a reasonable market value for the subject parcel; and

**BE IT FURTHER RESOLVED**, that the Town will provide an up-to-date survey and abstract of title for the property to the buyer; and

**BE IT FURTHER RESOLVED**, that the sale of said property to Dr. Michelle C. Goldych will be subject to the terms and conditions and provisions of the “Contract to Purchase” between Dr. Michelle C. Goldych and the Town; and

**BE IT FURTHER RESOLVED**, that the Town will provide a warranty deed to the buyer; and

**BE IT FURTHER RESOLVED**, that this sale of publicly owned Town property is subject to permissive referendum.

**BE IT FURTHER RESOLVED**, that pursuant to Section 90 of the Town Law, that within ten (10) days from the date of this resolution the Town Clerk shall post and publish a notice which shall set forth the date of the adoption of the resolution, shall contain an abstract of said resolution concisely setting forth the purpose and effect thereof, shall specify that this resolution was adopted subject to a permissive referendum, and shall publish such notice in the “Eagle Observer,” newspaper published in Onondaga County having general circulation in the Town of Marcellus, and in addition thereto that the Town Clerk shall post or cause to be posted on both the sign board

and Website of the Town of Marcellus, a copy of such notice within ten (10) days after the date of adoption of this resolution.

Said resolution was offered by Supervisor Pollard and seconded by Councilor Sayre.

VOTE:	Karen Pollard	Supervisor	Yes
	Terry Hoey	Councilor	Yes
	John Cusick	Councilor	Yes
	Tammy Sayre	Councilor	Yes
	Laurie Stevens	Councilor	Yes

Date: December 1, 2021

### **NEW BUSINESS**

**Shepard's Settlement:** Councilor Stevens made a motion seconded by Councilor Cusick authorizing Supervisor Pollard to sign the Agreement between the Town of Skaneateles and the Town of Marcellus regarding the Shepard Settlement Fire Protection District. This agreement engages the Marcellus Fire Department, Inc. with the consent of the Town of Marcellus, to furnish fire protection service to the Shepard Settlement Fire Protection District. The Marcellus Fire Department will receive the following sum, \$13,704.00 for a period of one (1) year – January 1, 2022 – December 31, 2022. From January 1, 2023 and each subsequent year until December 31, 2026 the rate per Thousand Dollars of assessed value of real property located in the Town of Skaneateles as levied during the prior calendar year against the real property in the Town of Skaneateles Fire Protection District shall be the same rate used against the assessed value of the real property located within the district for the subsequent calendar year in the District.

Ayes – Pollard, Stevens, Hoey, Sayre and Cusick

Carried

### **DISCUSSION AGENDA**

Don MacLachlan, Highway Superintendent, has added 2.1 miles on Northeast Townline Road to the County Snow Plow Contract.

Supervisor Pollard reminded everyone that there will be a “Construction Meeting” tomorrow, December 2, 2021, at 2:00 pm.

Phil Coccia stated that the Moonlight walk held on Nov. 19, 2021 was very well attended. The next one is scheduled for December 18, 2021.

**COMPREHENSIVE PLAN:** Supervisor Pollard has not received anything from Bergmann, Architects, Engineers and Planners regarding the Comprehensive Plan. Councilor Steven's reached out to Erica Leubner who would be interested in being on the committee. Councilor Sayre and Councilor Cusick also expressed an interest in being on the Committee.

Steven Bolewski, Rose Hill Road, asked why nothing has been done when he had numerous complaints against Tim's Pumpkin Patch regarding the noise on Friday nights. Supervisor Pollard stated that they are working on it. Supervisor Pollard explained that changes would have to go through the Zoning Board then they bring their findings to the Town Board. The Town Board has the final decision.

**ADJOURNMENT:** Councilor Stevens made a motion seconded by Councilor Cusick to adjourn the Town Board Meeting at 8:00 pm.

Ayes – Pollard, Stevens, Hoey, Sayre and Cusick

Carried

Respectfully Submitted,

Sandy Taylor  
Town Clerk