

**REGULAR MEETING OF THE TOWN BOARD
OF THE TOWN OF NEW HARTFORD, NEW YORK
HELD AT 8635 CLINTON STREET, NEW HARTFORD, NY ON
WEDNESDAY, OCTOBER 16, 2019, AT 6:00 P.M.**

Town Supervisor Miscione called the meeting to order at 6:00 P.M. and led those in attendance in the Pledge of Allegiance to the American Flag. The roll was then taken with the following Town Officials and Department Heads being present during the progress of the meeting.

TOWN BOARD MEMBERS PRESENT:

Councilman James J. Messa
Councilman Richard M. Lenart
Councilman David M. Reynolds
Councilman Richard B. Woodland, Jr.
Supervisor Paul A. Miscione

OTHER TOWN OFFICIALS/EMPLOYEES PRESENT:

Deputy Supervisor Anthony Trevisani
Highway/Sewer Superintendent Richard C. Sherman
Director of Finances Daniel Dreimiller
Highway Foreman Christopher Moran
Assistant Director of Personnel Barbara Schwenzfeier
Police Chief Michael Inserra
Police Secretary Michelle Moran
Town Attorney Herbert J. Cully
Town Clerk Gail Wolanin Young
Deputy Town Clerk II Allison Adams

Thereafter, a quorum was declared present for the transaction of business.

October 2, 2019 Town Board meeting

Councilman Lenart introduced the following Resolution for adoption, seconded by Councilman Woodland:

(RESOLUTION NO. 328 OF 2019)

RESOLVED that the New Hartford Town Board does hereby accept and approve as submitted the minutes of the Regular Town Board meeting held October 2, 2019 and does further waive the reading of same.

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye

REGULAR TOWN BOARD MEETING

October 2, 2019

Page 2 of 20

Supervisor Miscione - Aye.

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

September 4, 2019 Town Board meeting

Councilman Reynolds introduced the following Resolution for adoption, seconded by Councilman Lenart:

(RESOLUTION NO. 329 OF 2019)

RESOLVED that the New Hartford Town Board does hereby accept and approve as submitted the minutes of the Regular Town Board meeting held September 4, 2019 and does further waive the reading of same.

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

September 18, 2019 Town Board meeting

Councilman Woodland introduced the following Resolution for adoption, seconded by Councilman Lenart:

(RESOLUTION NO. 330 OF 2019)

RESOLVED that the New Hartford Town Board does hereby accept and approve as submitted the minutes of the Regular Town Board meeting held September 18, 2019 and does further waive the reading of same.

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

Refund – Codes Department

Councilman Woodland offered the following Resolution for adoption; seconded by Councilman Reynolds:

(RESOLUTION NO. 331 OF 2019)

RESOLVED, that the New Hartford Town Board does hereby authorize and direct the Finance/Accounting Department to issue a refund of Twelve Thousand Dollars (\$12,000.00) to the New Hartford Lodging Group, 11751 E. Corning Road, Corning NY, 14830, that was received on April 5, 2017 as a retainer for a temporary Certificate of Occupancy as part of the Pre-Development process.

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

Return of Bid Bonds – Town Hall Roof Replacement

Councilman Reynolds offered the following Resolution for adoption; seconded by Councilman Messa:

(RESOLUTION NO. 332 OF 2019)

BE IT RESOLVED that any Bid Bonds received for the September 17, 2019 Town Hall Roof Replacement Bid be returned to the appropriate companies.

The Town Board voted upon roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

This Resolution was declared unanimously carried and duly *ADOPTED*.

2020 Tentative Budget adopted as 2020 Preliminary Budget

The following Resolution was introduced for adoption by Councilman Woodland and duly seconded by Councilman Lenart:

(RESOLUTION NO. 333 OF 2019)

RESOLVED that, in accordance with Town Law, Section 106, the New Hartford Town Board does hereby approve/adopt the Tentative Budget for 2020 as the Preliminary Budget for 2020, including special districts.

The Town Board voted upon roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

This Resolution was declared unanimously carried and duly *ADOPTED*.

2019 Preliminary Budget Hearing Scheduled

Councilman Woodland moved the adoption of the following Resolution, which was seconded by Councilman Lenart:

(RESOLUTION NO. 334 OF 2019)

RESOLVED that the Town Board of the Town of New Hartford will conduct Public Hearings to commence at 6:00 P.M., or as soon thereafter as reached in the regular course of business, on Wednesday, November 6, 2019, in New Hartford Town Hall, 8635 Clinton Street in said Town, and be it

FURTHER RESOLVED, that the said Town Board does hereby authorize and direct the Town Clerk to publish the legal requisite Notices of Public Hearing in The Observer Dispatch; and, in accordance with Town Law, Section 106.(4) [Preparation filing and review of tentative and preliminary budgets], sub-paragraph 4, the Town Board does hereby direct the Town Clerk to make twenty-five (25) copies of the 2020 Preliminary Budget for public distribution and to post said document on the Town's website.

Upon roll call, the Board voted as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

The Resolution was declared unanimously carried and duly *ADOPTED*.

Rescind Resolution from October 16, 2019 Town Board meeting

After discussions between the Town Board, the Town Supervisor, and the Town Attorney; Councilman Woodland introduced the following Resolution for adoption; seconded by Councilman Lenart:

(RESOLUTION NO. 335 OF 2019)

RESOLVED that the Town Board of the Town of New Hartford does hereby rescind Resolution No. 333, adopted at the October 16, 2019, Town Board meeting relative to the approve/adopt the Tentative Budget for 2020 as the Preliminary Budget for 2020, including special districts, as the Town Board required further discussion on the matter.

The resolution was put to a roll call vote, resulting as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

The Resolution was declared unanimously carried and duly **ADOPTED**.

2019 Preliminary Budget Hearing Scheduled

Councilman Woodland moved the adoption of the following Resolution, which was seconded by Councilman Lenart:

(RESOLUTION NO. 336 OF 2019)

RESOLVED that the Town Board of the Town of New Hartford will conduct Public Hearings contingent on the preliminary budget vote passing on October 16, 2019, to commence at 6:00 P.M., or as soon thereafter as reached in the regular course of business, on Wednesday, November 6, 2019, in New Hartford Town Hall, 8635 Clinton Street in said Town, and be it

FURTHER RESOLVED, that the said Town Board does hereby authorize and direct the Town Clerk to publish the legal requisite Notices of Public Hearing in The Observer Dispatch; and, in accordance with Town Law, Section 106.(4) [Preparation filing and review of tentative and preliminary budgets], sub-paragraph 4, the Town Board does hereby direct the Town Clerk to make twenty-five (25) copies of the 2020 Preliminary Budget for public distribution and to post said document on the Town's website.

Upon roll call, the Board voted as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye

Supervisor Miscione - Aye.

The Resolution was declared unanimously carried and duly *ADOPTED*.

Audit of Vouchers

Councilman Woodland presented the following Resolution for adoption; seconded by Councilman Lenart:

(RESOLUTION NO. 337 OF 2019)

RESOLVED that the Town Board of the Town of New Hartford does hereby authorize and direct the payment of the bills itemized on the following Abstracts, which had been duly audited by the Town Board:

RECORD OF CLAIMS #1

#'S 1799-1801; 1805; 1821; 1824-1826; 1831-1837; 1839-1841; 1844; 1853; 1855; 1857; 1859-1860; 1863; 1865-1866; (1867-Voided); 1868-1878; (1879-Voided) 1880; 1882-1884; (1885-Voided); 1886-1902; 1904-1930; 1942-1956; 1958-1960; (1961-Voided); 1962-1967; 1969-1980

A600	\$ 85,189.76
B600	\$ 9,006.15
BP600	\$166,611.45
DA600	\$320,250.00
DB600	\$ 57,356.11
HPP600	\$ 66,501.43
HR600	\$ 14,536.80
SS600	\$ 6,103.41
TA600	\$ 16,441.58
TOTAL RECORD OF CLAIMS TOTAL #1	\$741,996.69

RECORD OF CLAIMS #2

#'S 1792-1798

A600	\$13,090.96
B600	\$ 32.22
BP600	\$ 176.10
SL600	\$ 8,851.55
TOTAL RECORD OF CLAIMS TOTAL #2	\$22,150.83

RECORD OF CLAIMS #3

#'S 1789-1791

TA600	\$796.77
TOTAL RECORD OF CLAIMS TOTAL #3	\$796.77

TOTAL RECORD OF CLAIMS 1-3 **\$764,944.29**

The Town Board then voted upon roll call:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

This Resolution was declared unanimously carried and duly *ADOPTED*.

2019 Budget Adjustments

On behalf of Director of Finance Daniel Dreimiller, Supervisor Miscione submitted the following budget adjustments for approval. Councilman Reynolds moved the adoption of the following Resolution; seconded by Councilman Messa:

(RESOLUTION NO. 338 OF 2019)

RESOLVED that the New Hartford Town Board does hereby authorize and direct the Finance/Accounting department to make the following 2019 Budget adjustments:

POLICE

Expense	Current Budget Amount	Proposed Budget Amount	Increase (Decrease)	Explanation
Equipment BP2120.2	\$148,000	\$130,655	(\$17,345)	To cover the cost of buying and installing equipment in 3 new patrol vehicles.
Contractual BP3120.4	\$142,950	\$160,295	\$17,345	To cover the cost of buying and installing Equipment in 3 new patrol vehicles.
Total Expense Adjustment			\$0	

Revenue

Total Revenue Adjustment	\$0
--------------------------	-----

The Town Board then voted upon roll call:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

This Resolution was declared unanimously carried and duly *ADOPTED*.

2019 Budget Adjustments

On behalf of Director of Finance Daniel Dreimiller, Supervisor Miscione submitted the following budget adjustments for approval. Councilman Lenart moved the adoption of the following Resolution; seconded by Councilman Woodland:

(RESOLUTION NO. 339 OF 2019)

RESOLVED that the New Hartford Town Board does hereby authorize and direct the Finance/Accounting department to make the following 2019 Budget adjustments:

HIGHWAY WT

Expense	Current Budget Amount	Proposed Budget Amount	Increase (Decrease)	Explanation
Chenango Road Bridge Repair DA5120.40	\$0	\$366,364	\$366,364	To increase for State and County funding for Chenango Road Bridge Repair
Total Expense Adjustment			<u>\$366,364</u>	
 <u>Revenue</u>				
State Grant – Chenango Road Bridge DA30893	\$0	\$250,000	\$250,000	To increase for State and County funding for Chenango Road Bridge Repair
County Funding – Chenango Road Bridge DA30894	\$0	\$116,364	\$116,364	To increase for State and County funding for Chenango Road Bridge Repair
Total Revenue Adjustment			<u>\$366,364</u>	

The Town Board then voted upon roll call:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

This Resolution was declared unanimously carried and duly *ADOPTED*.

2019 Budget Adjustments

On behalf of Director of Finance Daniel Dreimiller, Supervisor Miscione submitted the following budget adjustments for approval. Councilman Woodland moved the adoption of the following Resolution; seconded by Councilman Reynolds:

(RESOLUTION NO. 340 OF 2019)

RESOLVED that the New Hartford Town Board does hereby authorize and direct the Finance/Accounting department to make the following 2019 Budget adjustments:

REGULAR TOWN BOARD MEETING

October 2, 2019

Page 9 of 20

GENERAL WHOLETOWN

Expense	Current Budget Amount	Proposed Budget Amount	Increase (Decrease)	Explanation
<u>Account Description</u>				
Lighting – Contractual A5182.41	\$ 0	\$5,115	\$5,115	To increase for lighting rebates to be received for LED lighting projects Townwide
Parks Contractual A7110.40	\$77,500	\$101,464	\$23,964	To increase for lighting rebates to be received for LED lighting projects Townwide
	Total Expense Adjustment		\$ 29,079	
Revenue				
<u>Account Description</u>				
Lighting Rebate Revenue A27610	\$0	\$29,079	\$29,079	To increase for lighting rebates to be received for LED lighting projects Townwide
	Total Revenue Adjustment		\$29,079	

The Town Board then voted upon roll call:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

This Resolution was declared unanimously carried and duly *ADOPTED*.

2019 Budget Adjustments

On behalf of Director of Finance Daniel Dreimiller, Supervisor Miscione submitted the following budget adjustments for approval. Councilman Reynolds moved the adoption of the following Resolution; seconded by Councilman Lenart:

(RESOLUTION NO. 341 OF 2019)

RESOLVED that the New Hartford Town Board does hereby authorize and direct the Finance/Accounting department to make the following 2019 Budget adjustments:

HIGHWAY

Expense	Current Budget Amount	Proposed Budget Amount	Increase (Decrease)	Explanation
<u>Account Description</u>				
Paving Roads DB5112.40	\$328,000	\$394,937	\$66,937	To increase expense for Pave NY and EWR monies to be received from NYS DOT
	Total Expense Adjustment		\$ 66,937	

REGULAR TOWN BOARD MEETING

October 2, 2019

Page 10 of 20

Revenue

NYS DOT Pave NY/ EWR Monies				To increase expense for Pave NY and EWR monies to be received from NYS DOT
DB3501.1	(New)	\$0	\$66,937	
Total Revenue Adjustment			\$66,937	

The Town Board then voted upon roll call:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

This Resolution was declared unanimously carried and duly *ADOPTED*.

2019 Budget Adjustments

Highway Superintendent Richard Sherman informed the Town Board of the sale of Leafer #1 for \$6,300.00, Leafer #2 for \$5,000, and Leafer #3 for \$6,100 as well as a galvanized pipe for \$430.00. These items were authorized for sale on Auctions International during the June 12, 2019 Town Board Meeting.

Therefore on behalf of Director of Finance Daniel Dreimiller and Highway Superintendent Richard Sherman, Supervisor Miscione submitted the following budget adjustments for approval. Councilman Reynolds moved the adoption of the following Resolution; seconded by Councilman Lenart:

(RESOLUTION NO. 342 OF 2019)

RESOLVED that the New Hartford Town Board does hereby authorize and direct the Finance/Accounting department to make the following 2019 Budget adjustments:

HIGHWAY

Expense	Current Budget	Proposed Budget	Increase (Decrease)	Explanation
<u>Account Description</u>	<u>Amount</u>	<u>Amount</u>		
Transfer To Other Funds				To increase for sale of various highway equipment – to debt service fund for equip. previously bonded for.
DB9901.9	\$110,000	\$127,830	\$17,830	
Total Expense Adjustment			\$ 17,830	

Revenue

Sale of Equipment				To increase for sale of various highway equipment – to debt service fund for equip. previously bonded for.
DB26650	\$146,140	\$163,970	\$17,830	
Total Revenue Adjustment			\$17,830	

REGULAR TOWN BOARD MEETING

October 2, 2019

Page 11 of 20

Highway Superintendent Sherman also notified the Board that also sold on Auctions International were surplus items from the Senior Center; a dishwasher for \$1,625.00 and chairs that were sold for \$110.00.

GENERAL WHOLE TOWN

Expense	Current Budget Amount	Proposed Budget Amount	Increase (Decrease)	Explanation
Transfer To Other Funds				To increase for sale of various whole town equipment – to debt service fund for equip. previously bonded for. (Senior Center)
A9901.9	\$0	\$1,735	\$1,735	
		<u>Total Expense Adjustment</u>	<u>\$ 1,735</u>	
Revenue				
Sale of Equipment				To increase for sale of various whole town equipment – to debt service fund for equip. previously bonded for. (Senior Center)
A27055	\$0	\$1,735	\$1,735	
		<u>Total Revenue Adjustment</u>	<u>\$1,735</u>	

The Town Board then voted upon roll call:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

This Resolution was declared unanimously carried and duly **ADOPTED**.

Emergency Repairs – Highway/Sewer Department

Upon request of the Highway/Sewer Superintendent, Councilman Reynolds moved the adoption of the following Resolution; seconded by Councilman Lenart:

(RESOLUTION NO. 343 OF 2019)

WHEREAS, the sewer manholes needed grouting and sealing along Town of New Hartford’s main sewer line in the area of the Presbyterian Home

WHEREAS, an emergency was eminent and corrective action was paramount;

NOW, THEREFORE, BE IT RESOLVED, that the New Hartford Town Board does hereby declare the aforementioned situation an emergency and does herewith authorize the requisite repairs be completed by the National Water Main, at a total yet to be determined.

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

Approval from Planning Board- Conifer Realty, LLC

Upon recommendation of the Town Attorney, Councilman Reynolds moved the adoption of the following Resolution, which was seconded by Councilman Lenart:

(RESOLUTION NO. 344 OF 2019)

RESOLVED, that the Town Board of the Town of New Hartford does hereby accept the recommendation of the New Hartford Planning Board in regards to the application submitted by Conifer Realty LLC, for a Residential Planned Development District, on Woods Highway. This application is accepted contingent on modifications that have been specified by the Planning Board.

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Abstains.

(Supervisor Miscione owns land adjacent to the property discussed.)

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

SEOR/Lead Agency Status: Conifer Realty

The following Resolution was introduced for adoption by Councilman Reynolds and duly seconded by Councilman Lenart:

(RESOLUTION NO. 345 OF 2019)

RESOLVED that the Town Board of the Town of New Hartford does hereby declare itself as Lead Agency in the matter of various Zoning text amendments, specifically, the proposed Residential Planned Development District on Woods Highway in the aforesaid Town, initiated by said Town Board

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Abstains.

(Supervisor Miscione owns land adjacent to the property discussed.)

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

Referral to County Planning Board: Conifer Realty

The following Resolution was introduced for adoption by Councilman Reynolds and duly seconded by Councilman Lenart:

(RESOLUTION NO. 346 OF 2019)

BE IT RESOLVED that the application of Conifer Realty be forwarded to the Town Planning Board and the Oneida County Planning Department for GML-239 and SEQR review; in regards to the proposed Residential Planned Development District on Woods Highway.

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Abstains.

(Supervisor Miscione owns land adjacent to the property discussed.)

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

Public Hearing: Conifer Realty

The following Resolution was introduced for adoption by Councilman Reynolds and duly seconded by Councilman Lenart:

(RESOLUTION NO. 347 OF 2019)

FURTHER RESOLVED that the Town Board does hereby schedule Public Hearing upon the aforementioned proposed Residential Planned Development District on Woods Highway to commence at 6:00 P.M., or as soon thereafter as reached in the regular course of business, on Wednesday, November 20, 2019, in the Town Hall, 8635 Clinton Street, New Hartford, NY; and does further authorize and direct the Town Clerk to publish the legal notice of said Public Hearing in The Observer Dispatch.

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Abstains.

(Supervisor Miscione owns land adjacent to the property discussed.)

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

Request that the Town of New Hartford Authorize a PILOT in the amount of \$200 per unit to support the Phase 2 of the Redevelopment of the Meadows at Middle Settlement

This project involves the second and final stage of the redevelopment of the affordable senior housing project, commonly known as The Meadows at Middle Settlement, and originally constructed in 1970 under the New York State Mitchell Lama Housing Program (the "Property").

The original project contained 149 apartments in 39 buildings, many of which are situated in or adjacent to the Mud Creek flood plain. Throughout the life of the project, and as recently as 01 July 2017 and again on 20 June 2019, Mud Creek has flooded portions of the property, causing the senior residents – many of which are frail elderly - to be evacuated from their housing. (See attached survey indicating the property's location in relation to Mud Creek and its flood plains.)

In order to mitigate the damaging and disruptive effects due to the flooding caused by Mud Creek, the original Owner, Meadows at Middle Settlement, Inc. entered into an agreement to redevelop the property with the goal of demolishing the existing buildings and replacing the 1970s era housing with new apartment buildings constructed outside the Mud Creek flood plain.

On 09 November 2015, at a meeting of the Town of New Hartford Planning Board, the Planning Board approved the proposed Final Site Plan for the redevelopment of the Property (the "Redevelopment"), which envisioned the Property to be developed in two phases (See attached Site Plan).

The Redevelopment was designed to provide new, safe, decent affordable housing for seniors, and provide a permanent solution for this flood-threatened property by: a) providing new housing constructed away from the flood-threatened portion of the site, b) removing all of the structures located in and adjacent to Mud Creek, and c) creating a flood plain mitigation area at the south-east corner of the property that would benefit areas downstream from the Property.

To show support for the Redevelopment, on 11 February 2015 the Town of New Hartford passed a Board Resolution authorizing the Town Supervisor to issue a letter of support for

Redevelopment, and to enter into a PILOT Agreement in the amount of \$18,000 for Phase 1, and \$11,000 for Phase 2.

As a result of this strong demonstration of support from the Town of New Hartford, Phase 1 of the Redevelopment was successful in receiving an award of \$28M in funding from various NYS agencies (including \$7M from the NYS Governor's Office of Storm Recovery – GOSR).

Subsequent to the Phase 1 funding award, the Town of New Hartford entered into a \$200/unit Phase 1 PILOT Agreement with the following Ownership entities: a) Fee Title Owner: Meadows Phase 1 Housing Development Fund Company, Inc. b) Beneficial Owner: Meadows Senior Living L.P.

Construction on Phase 1 began on 26 June 2017 and was completed in May 2019.

Given the extremely strong demand for senior affordable housing in New Hartford, entities affiliated with the Phase 1 Owners will submit an application to the Town of New Hartford Planning Board to amend the previously approved 58-unit Phase 2 Final Site Plan to increase the unit count to 102. Fifty one of the units would serve Senior Frail Elderly tenants with supportive services provided by Community Wellness Partners.

In May 2019 entities affiliated with the Phase 1 owner have submitted a funding application to New York State Housing Finance Agency requesting funding to allow the 102 unit affordable senior project serving frail elderly tenants to be implemented. This application will be materially strengthened if it includes a statement of support from the Town of New Hartford, and a reaffirmation of the authorization to enter into a PILOT for Phase 2 of the Redevelopment.

The prospective Phase 2 PILOT would be in the amount of \$200/unit, and between the Town of New Hartford and the following to-be-formed Owner entities a) Fee Title Owner: Meadows Phase 2 Housing Development Fund Company, Inc. b) Beneficial Owner: Meadows Senior Living 2 L.P.

Based on the previous 11 February 2015 Board Resolution authorizing a Pilot for Phase1, and a subsequent 07 March 2018 Board Resolution authorizing a Pilot for the 58-unit Phase2, and the Town of New Hartford continuing support for the Redevelopment of the Meadows at Middle Settlement, Councilman Lenart introduced the following Resolution, which Councilman Woodland seconded:

(RESOLUTION NO. 348 of 2019)

RESOLVED that the Town Board of the Town of New Hartford does hereby authorize and direct the Town Supervisor to sign a letter to the New York State Homes and Community Renewal in support of the Meadows at Middle Settlement Phase 2 under the Private Housing Finance law, that the project expeditiously go forward, and that the Town Board does hereby approve the PILOT for the proposed 102 unit Phase 2 project under the terms as provided.

Whereupon, the Board Members voted as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

Waiver of Fees for New Hartford CSD use of Recreation Center

Upon request of the Town Supervisor, Councilman Messa moved the adoption of the following Resolution; seconded by Councilman Reynolds:

(RESOLUTION NO. 349 OF 2019)

BE IT RESOLVED, that the Town Board of the Town of New Hartford does hereby waive the \$200.00 rental fee per school for use of the Recreation Center by the New Hartford Central School Districts Elementary Schools for their 6th grade graduation ceremony.

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

Mitigation Fees – Homewood Dumpster

Councilman Messa introduced the following Resolution for adoption, seconded by Councilman Lenart:

(RESOLUTION NO. 350 OF 2019)

BE IT RESOLVED, that the Town Board of the Town of New Hartford hereby approves the calculated Mitigation Fees (FILM) for the addition of a dumpster enclosure for Homewood Suites:

Highway – Commercial	= \$52.50
Residential	= \$0
Per Peak Hr. Trip	= \$149.00
Land Use	
Per sq. ft. Bldg. Area	= \$52.50
Domestic Water	= \$94.50

Sanitary Sewer	= \$0
Stormwater and Wetland Management	
Commercial	= \$246.00
Residential	= \$0
Other/ Impervious Area	= \$57.00
Police	
Per Sq. Ft Bldg.	= \$0

TOTAL: \$651.50

The Resolution was voted upon by roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

The Supervisor declared the Resolution unanimously carried and duly *ADOPTED*.

LED Streetlighting

Supervisor Miscione requested input from the Councilman on any places in the Town where the addition of LED streetlights would be beneficial to the residents. Supervisor Miscione would like to get more information to the engineers with the Power Authority by the November 6, 2019 meeting.

Codes Enforcement Officer – Part Time

Supervisor Miscione questioned the Town Board for their input about the possibility of having Codes Enforcement Officer Joseph Booth, who is scheduled to Retire on October 31, 2019; return in January of 2020 on a Part- Time basis for the Planning and Zoning Boards. It was the consensus of the Board that Mr. Booth is a valued employee and incredibly knowledgeable, it would be a benefit to the Town to continue to have Mr. Booths' expertise.

Discussion on 2020 Tentative Budget

Supervisor Miscione:

- Requested that Director of Finance Daniel Dreimiller change the \$12,000 dollars in drainage that is currently in the General Whole Town Account to the Whole Town – Parks account. The money was intended for the drainage of the pickleball court and football fields in Sherrillbrook Park.
- Questioned the \$2,600 dollars in Railroad bills, all bills say “Sewer Lateral” there is a charge in the Whole Town account, Supervisor Miscione would like to determine if it a Sewer charge or a Whole Town charge.

Councilman Reynolds:

- Confirmed with the Highway Superintendent that there is no fee for Trash Drop off.
- Confirmed with the Highway Superintendent that the Town of New Hartford no longer sells Brine to the Town of Kirkland, nor the Town of Bridgewater
- Questioned if the Town of New Hartford provides Ice Control for the New Hartford Central School District, No. However, the Town does provide Ice Control for the New York Mills School District.
- Questioned why the budget for M. A. Polce went up, which is due to them being in charge of the central communications for both the Town and Police Department.
- Senior Center Director; 30,000.00 was put in the budget for a Part Time position.
- Recreation Center Equipment went up due to various payments that the Town needs to make.
- Questioned the Cable TV Franchise, it is really a Part Town expense since the Villages get Cable Franchise fees, so it was corrected from a Whole Town expense.

Supervisor Miscione brought up the possibility of having a shared service IT provider, instead of a contracted company. The cost for managed services keeps increasing year to year, though on the other side there is a scare if there is only one dedicated person and they leave it could cause issues. The Police chief believes that only one person could not handle the around the clock care that the Police Department needs, Supervisor Miscione believes that Polce does not work well on the Town's side, the Highway Superintendent agreed that the Highway Department run into problems with them as well. Supervisor Miscione feels like "They just keep changing us and we just don't get the service that we need to."

Councilman Messa:

- Councilman Messa stated that his only issue with the budget was more sensitive in nature. He is not in agreement for certain employees of the town to receive additional raises when there are other "lower paid personnel" that with a 3% raise it will take them a long time to get any sort of substantial pay. Attorney Cully concurs that he would rather forgo a raise in salary so it could go to employees making less money. Supervisor Miscione also commented that he would also rather take any raise that was budgeted for him out.

Councilman Woodland:

- Councilman Woodland began discussions regarding the Town's Health Insurance; he explained that the Town would have more negotiating power if the employee count was over 100 employees. Since the Town has around 50 individual plans (even though several people could be listed under a "family plan" it only counts as one.) Councilman Woodland suggests discussing with Oneida County to see if there is a possibility of consolidating with other municipalities to increase the number of plans. Upon speaking with the Town's Insurance broker it was suggested that the Town switching to a different Gold plan, with a slightly higher out of pocket, however the majority of the employees don't meet the out of pocket as it is now. This would be a \$43,000 dollar savings.

Councilman Reynolds:

- Questioned a few miscellaneous items listed, the Director of Finance explained that the numbers were carried over from previous years.

2020 Tentative Budget adopted as 2020 Preliminary Budget

The following Resolution was introduced for adoption by Councilman Lenart and duly seconded by Councilman Woodland:

(RESOLUTION NO. 351 OF 2019)

RESOLVED that, in accordance with Town Law, Section 106, the New Hartford Town Board does hereby approve/adopt the Tentative Budget for 2020 as the Preliminary Budget for 2020, with the following changes:

<u>FUND</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>REASON FOR CHANGE</u>
General W/T	AA1220.10	(\$3,750)	Expenditure re-allocation
General W/T	AA1220.20	(\$5,000)	Expenditure not required for budget year
General W/T	AA1315.41	(\$4,500)	Expenditure not required for budget year
General W/T	AA1315.42	(\$5,000)	Expenditure not required for budget year
General W/T	AA1410.30	\$3,750	Expenditure re-allocation
General W/T	AA1420.11	(\$1,899)	Expenditure reduction
General W/T	AA7110.44	\$12,000	Expenditure re-allocation
General W/T	AA7110.43	\$1,000	Expenditure increase
General W/T	AA8541.40	(\$12,000)	Expenditure re-allocation
General W/T	AA9030.80	(\$152)	Expenditure reduction
General W/T	AA9060.80	<u>(\$32,250)</u>	Expenditure reduction
<i>TOTAL – GENERAL W/T EXPENDITURES: (\$47,801)</i>			
General W/T	AA10010	(\$47,801)	Reduction in real property tax requirement
General P/T	BP9060.80	(\$10,750)	Expenditure Reduction
General P/T	BP9901.93	<u>\$10,750</u>	To re-allocate sales tax revenue accordingly
<i>TOTAL – GENERAL P/T EXPENDITURES: \$0</i>			
Police PartTown	BP10010	(\$10,750)	Revenue re-allocation

REGULAR TOWN BOARD MEETING

October 2, 2019

Page 20 of 20

Police PartTown	BP11200	<u>\$10,750</u>	Revenue re-allocation
-----------------	---------	-----------------	-----------------------

TOTAL POLICE P/T REVENUES: \$0

Highway P/T	DB1120	(\$10,750)	Revenue re-allocation
-------------	--------	------------	-----------------------

Highway P/T	DB50314	<u>\$10,750</u>	Revenue re-allocation
-------------	---------	-----------------	-----------------------

TOTAL HIGHTWAY P/T REVENUES: \$0

The Town Board voted upon roll call as follows:

Councilman Messa	-	Aye
Councilman Lenart	-	Aye
Councilman Reynolds	-	Aye
Councilman Woodland	-	Aye
Supervisor Miscione	-	Aye.

This Resolution was declared unanimously carried and duly ***ADOPTED***.

ADJOURNMENT

There being no further business to come before the Town Board, upon motion of Councilman Reynolds and seconded by Councilman Messa, the meeting was adjourned at 7:48 P.M.

Respectfully submitted,

Gail Wolanin Young
Town Clerk

By:

Allison Stedman Adams
Deputy Town Clerk II