

A motion was made to approve the proposal of Raymond E. Kelley, Inc. for the Fall Street Cable replacement at a cost not to exceed \$17,300.00 by Dave DeLelys and seconded by Chad Sanderson.

Gregory Lazzaro asked if there was any insurance involved if any damage occurred on the rooftops or buildings when they string the garlands. Mr. Earle replied it was addressed when they went around and talked to all the building owners to string the lights. Mr. Sanderson added everyone was aware that the Town was going to do the work and signed off on it. Mr. Lazzaro asked if the Town's insurance would cover any damages that may occur. Mr. Morrell replied this is a Town project; it's been done at the request of the Downtown Business Association which was involved in getting this back – it's a Town project and will be covered under the Town's insurance.

The above motion made by Dave DeLelys and seconded by Chad Sanderson to approve the proposal of Raymond E. Kelley, Inc. for the Fall Street Cable replacement was carried 5 ayes, 0 naves.

Highway MEO/Heavy Equipment Operator: Jim Peterson stated he and Mr. Wood went through several applications, and the person they would like to hire is Michael Booth of Waterloo. Mr. Earle asked if they conducted any interview; Mr. Peterson replied yes, they conducted interviews. Mr. Earle asked how many applications were there; Mr. Peterson replied twelve. Mr. Bove asked about the salary; Mr. Peterson replied he assumes that will be left up to the Board. Mr. Bove suggested that this be discussed in Executive Session.

SEQR – 103 Bridge Street: Mr. Condino indicated that the Board had a copy of the Short Environmental Assessment form. He said it is determined to be an unlisted action so the Short Environmental Assessment form is appropriate. He proceeded to review the form with the Board, a copy of which is attached.

Mr. Morrell stated what the Board just heard and what is being presented to them is the Town Engineer's opinion of what they feel the appropriate responses would be for these different areas. He added this would be the time to discuss any questions the Board may have about the 11 questions or any questions relating to the project in general.

Mr. Bove noted that the Board has had a chance to review this. He said it is his understanding that this assessment only deals with the acquisition of the property and not any change in the use of the property or demolition. He feels the analysis provided by the Town Engineers seems appropriate.

Mr. Lazzaro stated in yesterday's newspaper article, it indicated that there are a number of ideas of how this building can be used – used for storage, demolished for added parking, and one other idea. Mr. Earle responded that it would be up to the new Board to determine the use of this property. He said since 10 Fall Street is for sale, the Metal Building behind 10 Fall Street is used for storage – this is part of the reason the property is being purchased – the possibility of having document storage close to Town Hall and not landlocked between two different properties. Mr. Lazzaro said it seems like a pretty late date to make an additional purchase for this new building project – is \$90,000 the correct price. Mr. Earle replied yes. Mr. Morrell mentioned that the Town approached the owner a while ago and they were not interested in selling; a year later, they were. Mr. Bove said when they first contacted the property owner, the price was very high – much higher than the price we are paying now. When the construction started, the property owner contacted the Town and was willing to sell; after that, it was the process of negotiation of the price. Brief discussion followed.

Mr. Lazzaro asked what the assessed value of the property is now; Mr. Earle replied there is the assessed value and the fair market value price – it is lower than the \$90,000. He added even though the Town is paying more than the assessed value, the value to the Town is more than it would be if we were not building a building there.

Mr. Morrell read the following Resolution:

WHEREAS, the Town of Seneca Falls (Town) is proposing to acquire the residential property identified by Tax ID 18-2-21 and located at 103 Bridge Street in the Town of Seneca Falls, Seneca County, New York (Project); and

WHEREAS, the Project has been classified as an "Unlisted Action" as determined in accordance with the State Environmental Quality Review Act (SEQRA) in 6 NYCRR Parts 617.4 and 617.6; and

WHEREAS, no other potentially "Involved Agencies" (as this term is defined in the SEQRA Regulations found at 6 NYCRR Part 617) were identified; therefore, the Town of Seneca Falls Town Board served as the "Lead Agency" (as this quoted term is defined in the SEQRA Regulations); a coordinated review of the Project was not necessary; and

WHEREAS, pursuant to the SEQRA Regulations, the Town of Seneca Falls Town Board has considered the significance of the potential environmental impacts of the Project by (a) using the criteria specified in Section 617.7 of the SEQRA Regulations, and (b) examining the Short Environmental Assessment Form (SEAF) for the Project, including the facts and conclusions in Parts 1, 2 and 3 of the SEAF, together with other available supporting information, to identify areas of environmental concern.

NOW, THEREFORE, BE IT RESOLVED, that based upon an examination of the SEAF and other available supporting information, and considering both the magnitude and importance of the Project, and based further

upon the Town Board's knowledge of the area surrounding the Project, the Town of Seneca Falls Town Board makes the determination that the Project will not have a significant adverse environmental impact and that the Project will not require the preparation of a Draft Environmental Impact Statement; and be it

FURTHER RESOLVED, that as a consequence of such findings and declaration, and in compliance with the requirements of SEQRA, the Town of Seneca Falls Town Board, as Lead Agency, hereby directs the Town Supervisor to sign the SEAF Part 1 and part 3 indicating that the SEAF information is correct (Part 1) and that a Negative Declaration has been issued for the Project (Part 3); this Resolution shall take effect immediately.

A motion was made to adopt the above Resolution by Dave DeLelys and seconded by Chad Sanderson. No questions. A roll call vote was taken, resulting in 5 ayes, and 0 nays. Motion carried.

Mr. Morrell referred to two Resolutions – 1. Resolution authorizing the issuance and sale of Serial Bonds for the completion of the Town Hall Building Project and 2. Resolution authorizing the issuance of a Bond Anticipation Note. The first Resolution lays out the financing plan and other requirements for a bond resolution. The second Resolution authorizes the issuance of Bond Anticipation Notes which is a type of short term financing which is the recommended way to do this when the Town is borrowing money from another fund.

A motion was made by Emil Bove and seconded by Dave DeLelys to adopt the following Resolution:

WHEREAS, the Town Board of the Town of Seneca Falls has authorized the construction of a new Town of Seneca Falls Municipal Building Project (Project) along Ovid Street, which includes the purchase of real property known as 103 Bridge Street; and

WHEREAS, contracts have been awarded for this purpose by the Town Board.

NOW, THEREFORE, BE IT RESOLVED,

1. For the purpose of constructing of a new Town of Seneca Falls Municipal Building Project along Ovid Street, including the purchase of real property known as 103 Bridge Street, and to provide funds to defray the cost thereof, \$885,000.00 of the General Obligation Serial Bonds of the Town of Seneca Falls shall be issued pursuant to the provisions of New York Local Finance Law.
2. \$885,000.00 is estimated as the maximum amount outstanding under the terms of the contracts awarded.
3. The plan for financing the costs of the contracts awarded for this purpose is
  - a) utilization of surplus funds previously held in a Capital Reserve Fund created for this purpose;
  - b) expenditure of surplus funds remaining in the Town's Budget at the end of year 2015; and
  - c) issuance of \$885,000.00 serial bonds hereby authorized to be issued pursuant to the Local Finance Law. The Town plans to invest surplus funds held in a Tax Stabilization Reserve Fund in these bonds pursuant to General Municipal Law Section 11(3), through a series of Bond Anticipation Notes with a maximum maturity of five (5) years.
4. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is 30 years, pursuant to subdivision 20(c) of paragraph A of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the serial bonds herein authorized will not exceed five years.
5. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the Chief Fiscal Officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.
6. The faith and credit of said Town of Seneca Falls, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said Town a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.
7. The validity of such bonds and bond anticipation notes may be contested only if:
  - a) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
  - b) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within 20 days after the date of such publication, or
  - c) Such obligations are authorized in violation of the provisions of the Constitution.
8. This resolution, which takes effect immediately, shall be published in full in The Reveille, the official newspaper of said Town, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Mr. Lazzaro asked if the action that is taken tonight is directly related to the purchase of 103 Bridge Street. Mr. Morrell replied the acquisition of 103 Bridge Street makes the amount that would be borrowed from the Tax Stabilization Reserve Fund \$90,000.00 larger. Mr. Lazzaro stated the \$90,000.00 includes the acquisition of the Property - if it was demolished or gutted for use as storage, additional funds would be needed; if it is

demolished and used for parking, additional funds will be needed, so \$90,000.00 is not a set figure. Mr. Morrell stated it is set for the sale and acquisition of the property.

The above Resolution made by Emil Bove and seconded by Dave DeLelys authorizing the issuance and sale of Serial Bonds was carried 5 ayes, 0 naves.

A motion was made by Dave DeLelys and seconded by Emil Bove to adopt the following Resolution:

The Town Board of the Town of Seneca Falls, duly convened in regular session, does hereby resolve as follows:

Section 1. Pursuant to, and in accordance with, the provisions of the New York Local Finance Law, the Supervisor of the Town of Seneca Falls is hereby authorized and empowered to issue and sell, in the manner provided by the Local Finance Law, a Bond Anticipation Note of the Town in an amount not to exceed \$885,000.00 at such rate of interest as the said Supervisor shall prescribe. Said Bond Anticipation Note is being authorized in furtherance of a Bond Resolution adopted by the Town Board on December 17, 2015.

Section 2. This resolution shall take effect immediately.

No questions. Motion carried 5 ayes, 0 naves.

Purchase Salt Spreader - Community Center: A motion was made to purchase a Salt Spreader from Unicell at State Bid price of \$4,898.00 by Duane Moore and seconded by Dave DeLelys. No questions. Motion carried 5 ayes, 0 naves.

Budget Transfers: A motion was made to approve the attached December Budget Transfers by Chad Sanderson and seconded by Dave DeLelys. No questions. Motion carried 5 ayes, 0 naves.

Agreement – J. O’Connell & Associates, Inc. Grants Consultants: Mr. Earle stated this is the annual Agreement for Grants Consultants; total cost for a year is \$42,000.00 (\$10,500.00 quarterly) – it is budgeted. Mr. Morrell noted it’s the same Agreement as in the past. Mr. Lazzaro asked how many years have they been associated with the Town; Mr. Morrell replied close to ten years that they have been engaged with a yearly agreement with the Town. Mr. Moore said the Town needs people like O’Connell & Associates to get money for the Town – they have done an excellent job and have gotten a lot of funds for this area.

A motion was made authorizing the Town Supervisor to sign the Agreement with J. O’Connell & Associates, Inc., Grants Consultants for the year 2016 at a cost of \$42,000.00 by Emil Bove and seconded by Duane Moore. No questions. Motion carried 5 ayes, 0 naves.

Letters of Engagement – 2015 Town Audits: Mr. Earle stated this is an audit of this Board and Supervisor - it is an audit of the Town and Town Court for the year 2015 and is budgeted. Mr. Morrell said there is no requirement that an audit has to be done every year, but it is good practice and is the Town’s obligation to ensure that its operations are in order; the Town is also responsible for the Court. Brief discussion followed.

A motion was made authorizing the Town Supervisor to sign the letters of Engagement with Bonadio & Co., LLP to do the 2015 Town Audit at a total cost of \$21,700.00 by Chad Sanderson and seconded by Dave DeLelys. No questions. Motion carried 5 ayes, 0 naves.

Retirement of Mark Marquart: Mr. Earle stated Mark Marquart is retiring effective January 8, 2016.

A motion was made to accept Mark Marquart’s retirement effective January 8, 2016 with appreciation for his years of faithful service by Emil Bove and seconded by Duane Moore. No questions. Motion carried 5 ayes, 0 naves.

Report on Meeting with SMI: Mr. Earle stated at the last Board Meeting, it was stated that this Board should do some due diligence and do some investigation inquiring about the activities going on at Seneca Meadows. This has been done, and Mr. Condino will give a report on that.

Mr. Condino stated they met with Kyle Black and Staff at the Landfill to review activities to date pertaining to the Renewable Resource Park which was originally given Site Plan approval in 2007. The initial work has consisted of installation of storm water facilities which seem to be in accordance with the original Site Plan approval, and also includes some modifications because the storm water regulations have changed and updated since then. He said in addition to that, the work is consisting of the Finger Lake Railway putting in their run-around track that was something that was included in the original Site Plan review.

Mr. Condino said the question came up about a gas line going through Waterloo Container property. It was confirmed that that gas line was already moved and there are no plans that it will go through Waterloo Container’s property. He suggested that Waterloo Container, Seneca Meadows and Town Officials meet to review what has been done to date and their plans for the future. Further discussion followed.

Doug Zamelis, representing Waterloo Containers, stated with respect to the elevations, he read the final grading

plan that indicated the land behind Waterloo Containers was going to be lower at the end. He observed that they are bringing in fill and raising the level; to him, they are going in the wrong direction. He would like to see at this meeting why this is not the case – if it's not the case. Mr. Zamelis said there is a specific location on the 2007 plan as to where the rail lines are going to go. They want to make sure, as well as the Town, that this run-around track is going in where it was approved. He added the approval did not include (to their knowledge) any solid waste management or handling facility with respect to those rail facilities. If it is Seneca Meadows' intention to put solid waste management and handling facilities there, he doesn't believe that was approved. Mr. Zamelis stated they would be willing to sit down at a meeting, but they are still skeptical.

Mr. Bove said something is being constructed – what is being constructed. Kyle Black of the Landfill responded that they are constructing the storm water features as discussed with the Town and the Town Engineers; they are not importing any dirt – they are utilizing dirt onsite. Mr. DeLelys asked - what area is the transfer going to be in. Mr. Black replied the potential transfer would be in the Resource Park where it is showing; there will have to be more rail constructed. Discussion followed.

Mr. Bove asked if they leased land to Finger Lakes Railway; Mr. Black replied yes. Mr. Bove asked if the Town could have a copy of the lease. Mr. Black said he would have to discuss that with Finger Lakes Railway and their Attorneys. Mr. Bove requested that the Landfill communicate closely with the Town.

Mr. Bove stated there is a tremendous odor issue with the Landfill, and he has heard numerous complaints from residents. He implored Mr. Black to do something about the foul odor. Mr. Earle said he talked to Mr. Black who stated that by the end of the year, most everybody will see a significant reduction in odor. Mr. Black stated they have invested in the latest technology, and they have odor monitoring equipment they are utilizing to collect data. They will continue to have follow-up meetings going forward to ensure that odors are kept on Landfill property. He also mentioned that he made a commitment to attend Board Meetings.

Payment – American Rock Salt Company: Mr. Peterson stated they made two purchases – there was a little misunderstanding, and one got paid and one didn't. This needs to be paid or they will be charging interest; the amount is \$7,005.01. He said it is for salt which they stockpile at the beginning of the season.

A motion was made to approve payment of \$7,005.01 to American Rock Salt Company LLC by Emil Bove and seconded by Chad Sanderson. No questions. Motion carried 5 ayes, 0 nays.

Mr. Sanderson mentioned that the new Board should be thinking about the hiring of an Account Clerk part-time since there is an opening in the Water Department. The County needs to be notified for a job description and it should be advertised.

At 5:30 P.M., a motion was made to go into Executive Session to discuss personnel matters regarding specific Employees by Emil Bove and seconded by Dave DeLelys. No questions. Motion carried 5 ayes, 0 nays.

A motion was made to reconvene the Special Meeting at 6:30 P.M. by Emil Bove and seconded by Chad Sanderson. No questions. Motion carried 5 ayes, 0 nays.

A motion was made to offer the position of MEO/Heavy Mechanic at the Highway Department to Michael Booth at an hourly rate of \$23.00 to commence in two weeks by Emil Bove and seconded by Chad Sanderson. No questions. Motion carried 5 ayes, 0 nays.

Being there was no further business, a motion was made to adjourn the Meeting by Chad Sanderson and seconded by Duane Moore. No questions. Motion carried 5 ayes, 0 nays.

Meeting adjourned at 6:34 P.M.

Respectfully submitted,

NICALETTA J. GREER  
Town Clerk

