

TOWN BOARD MEETING

August 9, 2021

6:00 P.M.

PRESENT: Councilpersons: Kevin Armstrong, Patty Wood, Leonard Govern, Luis Rodriguez-Betancourt, Supervisor Joseph Cetta, Attorney Carly Walas and Town Clerk Ronda Williams

ABSENT: Highway Superintendent, Jeff Offnick

OTHERS PRESENT: Evan Bowker – Delaware County IDA, Barbara MacDonald – Reporter, Lillian Browne, Robert Vitti, Pauline Scherer, Larry Light, Rusty Way, Sharon Way, Walt Geidel, Eric Ball, Kathleen Hayek, Ted Hayek, Craig DuMond - Sheriff

RESOLUTION #100 **MOTION TO OPEN PUBLIC HEARING ON NYS OFFICE OF COMMUNITY RENEWALS COMMUNITY DEVELOPMENT BLOCK GRANT.**

A motion was made by Councilman Armstrong, seconded by Rodriguez-Betancourt to open the public hearing for those interested in speaking in favor or against a NYS Office of Community Renewal's Community Development Block Grant to provide financial assistance in the form of a matching grant to McRez Packing International LLC. All in favor, motion carried.

Kathleen Hayek or 3736 County Highway 22 spoke in favor.

Lillian Browne of 302 Delaware Street spoke in favor.

Eric Ball of 187 Prospect Avenue was in favor but questioned if there was another available location. Supervisor Cetta state it was not up to the Town as to the location of the facility.

Maureen O'Connell spoke against with questions as to what type of animals will be processed and what will the company do with the carcasses.

The Public Hearing on a NYS Office of Community Renewal Community Development Block Grant to provide financial assistance in the form of a matching grant to McRez Packing International LLC was closed by motion of Councilwoman Wood, seconded by Govern at 6:15 p.m. All in favor, motion carried.

RESOLUTION #101

MOTION TO OPEN PUBLIC HEARING ON LOCAL LAW 2 OF 2021, A LOCAL LAW TO OPT OUT OF ALLOWING CANNABIS RETAIL DISPENSARIES AND ON-SITE CONSUMPTION SITES.

A motion was made by Councilman Rodriguez-Betancourt, seconded by Wood to open the public hearing for those interested in speaking in favor or against Local Law 2 of 2021, a local law to opt out of allowing Cannabis Retail Dispensaries and on-site Consumption Sites as Authorized Under Cannabis Law Article 4. All in favor, motion carried.

Public Hearing was opened at 6:15 p.m.

Pauline Schreier of 24 Maple Street spoke in favor of Local Law 2 of 2021.

Larry Light of 22 Maple Street spoke in favor of Local Law 2 of 2021

Bob Vitti of 6413 Dunk Hill Road spoke against Local Law 2 of 2021

Ted Hayek of 3736 County Highway 22 spoke against Local Law 2 of 2021

Kathleen Hayek of 3736 County Highway 22 spoke against Local Law 2 of 2021

Craig DuMond Delaware County Sheriff spoke in favor of Local Law 2 of 2021 and provide a written statement along with compiled data to the Board.

Eric Ball of 187 Prospect Avenue spoke against Local Law 2 of 2021

Lillian Browne of 302 Delaware Street spoke against Local Law 2 of 2021

Rusty Way of 114 Townsend Street spoke in favor of Local Law 2 of 2021

The Public Hearing on Local Law 2 of 2021, a local law to opt out of allowing Cannabis Retail Dispensaries and on-site Consumption Sites as Authorized Under Cannabis Law Article 4 was closed by motion of Councilman Govern, seconded by Rodriguez-Betancourt at 6:40 p.m. All in favor, motion carried.

RESOLUTION #102

APPROVAL OF MINUTES

A motion was made by Councilman Armstrong, seconded by Rodriguez-Betancourt approving the minutes of July 12, 2021 as presented. All in favor, motion carried.

CODE ENFORCEMENT:

Town of Walton
Code Enforcement Office
Stephen L. Dutcher, CFM

Monthly Summary Report
Month of July 2021

Building Permits Issued	9
Building Inspections Completed	34
Fire Inspections Completed	0
Notices of Violation Issued	0
Tickets Issued	0
Certificates Issued	4
Complaints Received	0
Floodplain Development	
Permits Issued	1
CO Searches	4

DOG CONTROL REPORT:

Martin J. Way, Jr.
Dog Control Officer, Town of Walton
129 North Street Walton,
New York 13856
July 2021
Dog Control Activity Summary

Complaints	2
Dogs Seized	1
Returned to Owner	0
Humane Society	1
Dangerous Dogs	0
Tickets Issued	7
Total Redemption Fees	0
Help Requested	2
Mileage	8 Miles

ASSESSOR REPORT:

Assessor’s Report to Walton Town Board

August 2021

ONGOING WORK:

- collecting data, updating sales, property records and assessments, and monitoring real estate listings
- Sales and listings are still very active. Assessments of properties sold in 2020-2021 were an average of 85% of their sales prices. The median assessed value of those properties compared to sales prices was also 85%. Final sales verification is beginning now for sales used to establish the equalization rate for next year. Rates are calculated using previous years as well as last year’s sales.
- There are two small claims cases filed in Walton. There are seven filed county-wide so far.

STAR FACTS: 234 properties are eligible for STAR CREDIT checks so far this year. The check program was implemented around 2016 to switch people from the Star Exemption to the Star Credit.

- **In 2015:** there were 2,248 residential properties on the assessment roll

Enhanced Star exemptions-	478
Basic Star exemptions-	893
Star Credits-	<u>0</u>
TOTAL:	1,371
- **In 2021:** approximately 2,245 residential properties were on the assessment roll

Enhanced Star exemptions-	358
Basic Star exemptions-	685
Star Credits-	<u>234</u>
TOTAL:	1,277

New owners must register for the STAR CREDIT as opposed to the exemption. I’m not certain, but the decrease in number of STARs (106 fewer from 2015 until now) could be due to fewer people claiming residency here or possibly people not realizing they are eligible to apply for the credit.

The STAR HOTLINE number is 518-457-2036.

NEW LEGISLATION was passed this year requiring solar projects larger than 1MW to be valued according to a method utilizing a discounted cash flow analysis. The reason stated for enacting the legislation is so that there will be a uniform assessment method in place throughout New York State for assessors to use. Information is available online @ <https://www.tax.ny.gov/research/property/renewable-appraisal.htm>

In summary from the tax.ny.gov website:

“The Tax Department—in consultation with the New York State Energy Research and Development Authority (NYSERDA) and the New York State Assessors Association (NYSAA)—will annually develop:

- an appraisal model using the discounted cash flow approach for solar and wind energy systems, and
- discount rates to be applied to the models.

Beginning with 2022 assessment rolls, local assessors are required to use the model and discount rates to value and place assessments on affected solar and wind energy systems.

Note: Municipalities will continue to have the flexibility to negotiate payment in lieu of taxes (PILOT) agreements.”

I’ll be looking for training on this method to assess solar projects in time for next year’s tentative roll on May 1st.

FEMA COORDINATOR:

**TOWN OF WALTON
FEMA COORDINATOR
REPORT**

August 9, 2021

Homeland Security has approved the request for a time extension to complete project #83449. The date for completion is now 10/1/2022. The rest of the incomplete project's completion deadline remains 10/1/2021. We are on track to meet that deadline and all necessary environmental permits are in hand.

Project # 83449 has also had some other activity since my last report. There was a request from FEMA'S EHP for an updated GPS location and site map for site #3 on Houck Mountain, which was completed and submitted. The project moved in the "Process Step" to "Pending FEMA 406 HMP Completion". Moved again to "QA Review", and is now back to "EHP Review".

EHP is requesting additional information needed for compliance for DR-4397 PW-00078, GM # 83449 – Integral Road Support Washout on Houck Mt. & Wake. In order for us to complete our review and necessary consultations, we respectfully request the following information: Location of Site # 3 on Houck Mountain Road. GPS is currently recorded as 43.120392, -75.124702 which does not show up on Houck Mountain Road.

This project has been under "EHP Review" since July 17, 2019. This series of projects are 0% complete and is worth about \$58,000.00 in reimbursement.

Project #83441, Woodlawn Road Integral Support Failure is still "Pending EHP Review" since March 13, 2020. This work is 100% complete and is worth about \$140,000.00 in reimbursement.

Project #83445, Beers Brook Road is still pending "Final FEMA Review" since September 28, 2020. This series of projects are about 70% complete and is worth about \$61,000.00 in reimbursement.

The last project with no determination on obligation is Project# 151549, "Management Costs". This will be on hold until all projects have been obligated per the IBD. This is worth about \$16,500.00 at this time.

SUPERINTENDENT OF HWY. REPORT:

Reported they have continued mowing and cleaning ditch, shoulder and brush work along roads that will be sealed next year.

Reported they have hauled several loads of millings from the 206 projects.

Requested permission to surplus the 1998 Ford F150, the 1994 GMC and the small homemade trailer.

RESOLUTION #103

SURPLUS EQUIPMENT

A motion was made by Councilman Govern, seconded by Armstrong granting permission to surplus a 1998 Ford F150, 1994 GMC Truck and a small homemade trailer. All in favor, motion carried.

TOWN CLERK’S REPORT:

Provided Financial Reports

Requested permission from the Board to submit an application to the Pomeroy Foundation for the purpose of placing NYS Historic Marker at locations to be determined as historic places, people, things and events.

RESOLUTION #104

PERMISSION TO APPLY FOR POMEROY FOUNDATION GRANT

A motion was made by Councilman Armstrong, seconded by Wood granting the Town Clerk to apply to the Pomeroy Foundation for the purpose of placing NYS Historic Markers and locations to be determined. All in favor, motion carried

SUPERVISOR’S REPORT:

RESOLUTION #105

MOTION TO APPROVE A NYS OFFICE OF COMMUNITY RENEWALS COMMUNITY DEVELOPMENT BLOCK GRANT

A motion was made by Councilman Armstrong, seconded by Rodriguez-Betancourt granting The Department of Economic Development to apply for a Community Renewals Community Development Block Grant to provide financial assistance in the form of a matching grant on behalf of McRez Packing International LLC. All in favor, motion carried.

RESOLUTION #106

LOCAL LAW 2 OF 2021, A LOCAL LAW TO OPT OUT OF ALLOWING CANNABIS RETAIL DISPENSARIES AND ON-SITE CONSUMPTION SITES

A motion was made by Councilman Armstrong, seconded by Wood approving the adoption of Local Law 2 or 2021, a Local Law to Opt Out of Allowing Cannabis Retail Dispensaries and On-site Consumption Sites. Vote: Yea 5 – Armstrong, Govern, Rodriguez-Betancourt, Wood and Cetta. Nays – 0

Councilwoman Wood added that she felt any municipality that does not opt out from allowing cannabis retail dispensaries and on-site consumptions without regulations is acting irresponsibly. She further added that she believes there are going to be stringent guidelines as to who will get the permits to operate so there is no guarantee for revenue in our area.

Councilman Govern concurred with Councilwoman Wood and explained that he is happy to hear that this local law still allows for farmers to grow and cultivate this crop.

Supervisor Cetta stated that he would not feel comfortable subjecting the tax payers to potential unfunded mandates after the fact. He continued with we can always opt in later.

Supervisor Cetta informed the Board that the Department of Social Services is looking for foster parents and will leave a brochure in the foyer for any interested parties.

Reported that he is still waiting for the CPA firm that the Town of Sidney and later the County hired to manage the ARPA funds to return his call.

I reported that the Town of Walton had received half of these funds already in the amount of \$116,345.15.

Councilman Govern provided a potential use of the funds to go to help offset a paid ambulance service.

Eric Ball provided a suggestion of broadband services.

Supervisor Cetta informed the Board that he will invite Community Solar to a meeting for them to provide the Board with information of their services.

Reported that Delaware County is 47% vaccinated while the Town of Walton is 44.9% vaccinated. He strongly encourages people to get vaccinated and he states this with the school in mind and the fact that children have to wear mask all day.

COMMITTEE REPORT:

Councilman Armstrong thanked the Lions Club for sponsoring the Car Cruise this past weekend.

Councilman Governed thanked the Town Highway Department for their intermunicipal help in installing a new radio on the pole on More Park.

Councilman Armstrong reported that the Highway Department has received the new truck from Colchester and hopes to be able to purchase another one next year.

Councilwoman Wood suggested placing a “No Trucks” on Bobs Brook Road as she had witnessed a tractor trailer going up Bobs Brook. She also reported that the road sign for South River Road is missing.

APPROVAL OF BILLS:

RESOLUTION #107

APPROVAL OF BILLS

A motion was made by Councilwoman Wood seconded by Rodriguez-Betancourt approving the vouchers as presented for payment. All in favor, motion carried.

General Fund A	#127-140	\$7,943.34
General OV B	#6-7	\$ 92.00
General Hwy DA	#70-79	\$5,595.77
OV HWY DB	#23-29	\$ 28,843.94

EXECUTIVE SESSION:

RESOLUTION #108

EXECUTIVE SESSION

A motion was made by Councilwoman Wood, seconded by Rodriguez-Betancourt to enter into executive session for the purpose of potential litigation. All in favor, motion carried.

Entered 7:09 p.m.

Motion by Councilwoman Wood seconded by Rodriguez-Betancourt to close executive session. All in favor, motion carried.

Out 7:30 p.m.

With no further business before the Board, the meeting was adjourned 7:30 p.m.

Respectfully submitted,

Ronda Williams
Town Clerk