

Town Board Meeting
March 2, 2020
5:00 p.m.

Special Town Board Meeting 5:00 p.m.

Present: Supervisor Aaron, Councilor Tucker, Councilor Alexander, Councilor Legg.

Absent: Councilor McCormack.

Also, Present: Mary Sennett (Skaneateles Village Trustee), Kathleen Zapata (Skaneateles Village Trustee), Jim Greenfield, Bridgett Winkelman, John Shehadi (Fiscal Advisors)

John Shehadi – Fire Department Bond Refinancing: John Shehadi of Fiscal Advisors and Marketing, Inc made a presentation to the Town Board and members of the Village Board regarding the opportunity for refinancing on the bonds for the Fire Department. He stated the Town and Village bonded jointly for this project in 2006. With the current low interest rates there is an opportunity for a savings of roughly \$15,000 to \$20,000 per year or 6% or approximately \$106,001.92. Mr. Shehadi stated the funding is looked at to be a good opportunity if the savings is above 3%, With this 6% savings this is an opportunity the Town and Village should explore.

Mr. Shehadi reviewed the “Sources and Uses of Funds”. He stated the cost of issuance and the underwriters would be approximately \$71,000. This would come from the bonding and not out of pocket for the Town or Village. This would reduce the amount of the savings. The \$106,001.92 reflects this \$71,000 cost. \$106,001.92 is the estimated net savings amount.

Kathleen Zapata, Village Trustee asked Mr. Shehadi if these numbers are from private placement of public? Mr. Shehadi stated this is private, it was prepared by Roosevelt and Cross, a municipal securities broker. This was prepared in February and just last week the rates went down historically low so the savings might be understated. Supervisor Aaron stated that we won’t know the rate till it is put out bid. Mr. Shehadi said yes, that is correct.

Mr. Shehadi said the timeline would be for either April 15th or the end of July. Supervisor Aaron asked if the Town and Village go forward with this is there any cost prior to the bidding? Mr. Shehadi answered no there is no cost only out of pocket if we have to apply for a rating. The Standard and Poor rating cost is \$12,500, if we choose not to accept the pricing, they will want roughly half of that. This happening is very rare.

*Town Councilor, Mark Tucker arrives.

Supervisor Aaron said the Town and Village are looking at the possibility of another joint project for the Fire Department. Mr. Shehadi stated it is New York State Law a refinanced bond has to stand on its own, they could not be combined. If it is in the near future, you could use the same S&P rating for both the refinance and the additional project.

Supervisor Aaron asked what would the Town and Village have to provide for the S&P rating? Mr. Shehadi said the annual audits and AUDs. Budget Officer Winkelman stated the 2019 audit and AUD is not completed and might not be in time for the April deadline.

Budget Officer Winkelman stated Village Trustee Zapata asked if it was going to be a private or public bidding process. Ms. Winkelman stated she assumed it would public. Mr. Shehadi said yes, it would be public. For funding issues such as this we recommend an underwriter.

Kathleen Zapata asked if they had considered a placement to a bank. Mr. Shehadi stated yes, the broker they use, Roosevelt and Cross, considered all options. Ms. Zapata stated she would like the Village bank and the Town bank to be considered. The Village uses Key Bank and the Town uses M&T. Mr. Shehadi stated they could ask them and get an idea of what they are offering. Ms. Zapata said it would be more responsible for the Boards to explore all the options.

Mr. Shehadi reviewed the “Bond Pricing” for refunding bonds stating the yield would range from 1.110% to 1.190% for the 2021 to 2026 length of the bond and banks would have to match this. Village Trustee Sennett asked if they could reach out to other banks, not just the ones the Village and Town currently bank with. Mr. Shehadi said yes, he would reach out some other banks such as Chase and Green County Bank.

Budget Officer Winkelman asked what the interest rate would be from Key or M&T Banks. Mr. Shehadi said the rates would be approximately 1.5% or 1.75% compared to 1.148% as he reported as the Bond Arbitration Yield which was used to come up with the \$106,001.92 savings.

Trustee Zapata asked if this could be submitted as a full RFP (Request for Proposals) to the banks. Mr. Shehadi stated yes, it would cumbersome because it has to be approved by the Office of the State Comptroller. We do not normally bid out refunding, with the all complexities of getting the approvals from the State Comptroller they rely on the underwriters. Trustee Sennett said they want to make sure we are getting the best rate.

Trustee Zapata stated she would rather explore all options rather than rush for an April 1st deadline. July would be soon enough. Budget Officer Winkelman stated she did not think we should try for the April deadline and the Town Board and Trustees agreed. Mr. Shehadi stated he thought they could make the April deadline. Councilor Legg stated with the 20-day notice requirement they are looking at a date of March 27th , which only gives about two weeks to complete the process. The Boards and Budget Officer Winkelman agreed this is too much of a push and they needed to wait till July at the earliest.

Mr. Shehadi stated each Board will need to pass a resolution authorizing the refinancing. He agreed April would be a struggle and July would allow more time.

Supervisor Aaron asked what the next step would be? Mr. Shehadi stated council would prepare a draft resolution and be presented to the Boards for their approval. A two thirds vote is required for any Bond issue. Then a notice of Estoppel would be published in the local newspaper. These costs will be a part of the Bond funding and can be recouped. Supervisor Aaron asked if Bill Marquardt, Trespasz & Marquardt, is the attorney they usually work with? Mr. Shehadi stated yes, Mr. Marquardt is the Attorney that worked with the Village on their last project.

Trustee Sennett asked if there was a benefit of combining the proposed new project with the Town, Village and Fire Department? Supervisor Aaron stated the Town Board had not had time to review this proposal as of yet. Trustee Sennett said with the deadline date extended to July this would give more time to explore the options.

Trustee Sennett, Trustee Zapata and the Town Board reviewed the proposed joint project for a “bunkhouse” for the Fire Department.

Trustee Zapata reviewed some of the financial commitments of this proposed project. She stated the cost of providing this housing opportunity for the Fire Department to keep their volunteers is more financially feasible to the taxpayers then going to a paid fire service.

Deputy Supervisor Greenfield asked if there is the need for this type of housing? Councilor Alexander stated the Fire Department thinks there is. Supervisor Aaron stated other communities that have these types of facilities have specific qualifications for their tenants such as they have to be enrolled in a Firefighter education program or a volunteer that had taken the Firefighter I course.

Mr. Shehadi said if this project does happen it would be beneficial to the Town and Village to do the bonding close together for the S&P ratings but it could not be part of the refinanced bond.

Councilor Tucker asked if there had been any thought to adding on to the current Fire Department building? Trustee Zapata stated she had asked that question of the Fire Department and they were not in favor.

Councilor Legg asked if there were any other options looked at, for example the apartment complex across the street from the Fire Department currently has vacancies. Supervisor Aaron stated this was brought to the attention of the Fire Department and they did not think one-bedroom apartments would work. But all agreed this was a less expensive option.

Supervisor Aaron thanked John Shehadi for his presentation and stated she believed both the Town and Village Boards are interested in pursuing this refinancing option. Mr. Shehadi said he would ask Attorney Marquardt to draft the needed resolutions for each Board to approve. Supervisor Aaron stated both Board have to agree on moving forward.

Regular Scheduled Town Board Meeting 6:30 p.m.

Present: Supervisor Aaron, Councilor Tucker, Councilor Alexander, Councilor Legg, Attorney Smith.

Also, Present: Bridgett Winkelman, Robert Herrmann, Martin Dillon, Joe Morley, Karen Barkdull, Beth Battle.

Highway, Water, Transfer Station: No Report.

Planning & Zoning: Councilor Tucker reviewed the new Open Projects Report stating there are currently 9 open projects, an application for an area variance and site plan at 1420 Thornton Heights for Ronald Scott, an application for an area variance and a special permit at 2141 Terrace Lane for Bruce and Patricia Teixeira, an area variance and special permit at 2833 Shamrock Road for James Tracy, a special permit on Old Seneca Turnpike for WV Properties, a special permit at 2346 Thornton Grove for Michael Shende and a 34 lot subdivision on County Line Road for Alabar, LLC. Councilor Tucker reviewed the status of the existing open projects; Hidden Estates, Scott, Teixeira, Tracy, Zechman Subdivision, Chris Graham, Steve Datz, Woodbine Group, Meunier and Victory Sports. He also reported the draft Zoning Code committee met on February

11 to discuss Joel Russell's comments and modifications are being included in the draft being prepared by Howard Brodsky. They had conducted eight pre-application meetings with prospective applicants; prepared documentation of the wastewater district and HOAs for Lauder Lane, Old Seneca Heights and Butters Farm and prepared for the coordinated 2020 Roundtable meeting which was held on February 29th.

Supervisor Aaron thanked Planning and Zoning Clerk, Karen Barkdull for her work in organizing and preparing for Planning, Zoning and Town Board Roundtable meeting held on February 29th.

Codes: Codes Enforcement Officer Robert Herrmann reviewed the February report. He stated there were four permits issued three Certification of Completions and three Fire Inspections.

Codes Officer Herrmann also thanked Karen Barkdull for the Roundtable meeting. He stated it was very informative and well attended.

Councilor Tucker asked about the new Uniform Building Code which goes into effect May 12, 2020. Mr. Herrmann stated the Town Board will need to pass a resolution accepting the new code. Attorney Smith stated he would draft a resolution and the Board can review it at the April 6th Town Board meeting.

Budget: Budget Officer Winkelman reported her office is working with the auditors to complete the 2019 audit and she thanked Kim Benda for filling her for her while she was on vacation. She had done a great job.

Historian: Town Historian Beth Battle stated she is in the process of making application requesting the Mottville Cemetery be registered on the national Historical Register. She read her report about the monument to Dr. Gregg at the entrance to the Mottville Cemetery.

*report attached

Minutes of February 20, 2020: On a motion of Councilor Tucker, seconded by Councilor Alexander, and with a (4-0) affirmation of the Town Board the minutes of February 20, 2020 were accepted as presented.

Reschedule Public Hearing Local Law 2020 A "A Local Law Regarding the Date for The Board of Assessment Review to meet and to hear complaints regarding Real Property Tax Assessments in the Town" - March 16, 2020 7:30 p.m.: Supervisor Aaron reported the Public Hearing for Local Law 2020 A "A Local Law Regarding the Date for The Board of Assessment Review to meet and to hear complaints regarding Real Property Tax Assessments in the Town" needs to be rescheduled due to a publishing error.

On a motion of Councilor Alexander, seconded by Councilor Legg and with unanimous (4-0) affirmation of the Town Board, the Town Board authorized a Public Hearing to be held before the Town Board of the Town of Skaneateles of New York, at Town Hall, 24 Jordan Road, Skaneateles, New York, on the 16th of March, 2020 at 7:30 p.m. concerning proposed Local Law No. 2020-A, entitled "A Local Law Regarding the Date for the Board of Assessment Review to meet and to hear complaints regarding Real Property Tax Assessments in the Town.

Announcements/Correspondence/Updates

- *Onondaga County Community Development 2020 Funding*: Supervisor Aaron announced he application for the Onondaga County Community Development Grant had been received. She stated the Town will not be applying this year since there are no eligible areas in the Town of Skaneateles.
- *NYSEG News Release – “NYSEG and RG&E Warn Customers of New Scam Attempts”*: Supervisor Aaron announced a News Release had been received from NYSEG warning customers of new scam attempts of scammers posing as representatives of energy companies and customers are urged to report suspicious calls and be wary of any requests for personal information.
- *Update Zoning Code Revisions*: Supervisor Aaron reported the Zoning Committee had completed their review. Attorney Smith stated the he and the committee had completed their review and now the draft document is being proofed and reformatted with the changes by his office staff. When this is complete, they will create a red-lined version of the draft text for review.
- *Update National Grid – LED Street Lighting*: Supervisor Aaron reported they had finally worked through the issues with National Grid on the purchasing of the streetlights. The purchase price of the lights will be \$50,754.00 with an additional \$6,050 for the transition. She stated there will be a presentation regarding the LED Street Lighting project at the next meeting.
- *Letter from NYS DOT to Carol DiSalvo*: Supervisor Aaron reported she had received a copy of the letter from the NYS Department of Transportation to Carol DiSalvo regarding her request for a traffic study on Route 20. The NYS DOT responded that they would investigate the possibility of extending the existing 30 mph speed limit to include Hillside Drive, west of the Village of Skaneateles. Councilor Tucker suggested this issue could be looked at by the route 20 Corridor Committee. The Board agreed.
- *“2019 Town Study” Chad Rogers, Tim Johnson and Bill Murphy*: Supervisor Aaron stated a reported had been received from Chad Rogers, King & King Architects, Bill Murphy, Space Architectural Studio and Tim Johnson, Anchor QEA. They reviewed the Town buildings on the Fennell Street property and where the departments and storage could be relocated when there is a change to this property.
- *Town of Skaneateles Veterans Outreach Coordinator, Cindy Meili named National Guard Spouse of the Year*: Supervisor Aaron announced Cindy Meili, Town of Skaneateles Veterans Coordinator had been chosen as the Armed Forces Insurance New York National Guard Spouse of the Year. She will receive her award at an awards dinner on May 7th at the Army Navy Country Club in Arlington, Virginia. Supervisor Aaron stated how fortunate the Town is to have Cindy and congratulated her on this achievement.
- *Letter from Edward Frank*: Supervisor Aaron stated a letter was received from Edward Frank of Mottville Road, Skaneateles regarding the Woodbine Hotel Project.

Public Comment: Joe Morley, Fennell Street, Skaneateles asked the Board what the plans are for the Town Fennell Street property. He said he had been part of the Town Hall Relocation Committee and asked what the status is. He stated he is a neighbor and it has become an eyesore and he would like to see some progress. Supervisor Aaron stated the Town is in the process of

cleaning up this property. Right now, the Town is investigating what can be done with what is currently located on Fennell Street. The Parks Department uses it for storage, it is the location of the Loan Closet and it houses Laker Limo. The future of the property has not been decided but at the very least the Town is working towards cleaning up the property and possibly removing the old buildings. The Town is working on a master plan for future of all the Town properties. Attorney Smith reviewed the report submitted earlier from Chad Rogers, Bill Murphy and Tim Johnson which stated all the testing and site work that had been completed up to this date on the Fennell Street Property.

Mr. Morley asked about the fencing that is still installed at the Sims Building site at Austin Park. Supervisor Pavlus stated the fence is still installed because the building is not completed yet. There is still work that will require trucks and machinery and the fence is there for safety.

Budget Amendments – No budget amendments.

Abstract #20-03: On a motion of Councilor Legg, seconded by Councilor Alexander and with unanimous (4-0) affirmation of the Town Board vouchers #20-0207 through 20-0244 were authorized from the following funds:

General Fund:	\$ 82,206.92	Highway:	\$ 14,178.97
Water:	\$ 2,881.80	Street Lgt.:	\$ 1,288.80
Part Town	\$ 2,765.00		
TOTAL:	\$102,321.63		

Executive Session: On a motion of Councilor Tucker, seconded by Councilor Legg and with unanimous (4-0) affirmation of the Town Board the meeting was adjourned to Executive Session for Attorney Advice .

On a motion of Councilor Tucker, seconded by Councilor Legg the meeting was returned to open session at 8:25p.m. .

On a motion of Councilor Tucker, seconded by Councilor Tucker and with unanimous (4-0) affirmation of the Town Board the meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Julie A. Stenger
Town Clerk