

TOWN BOARD MEETING

April 12, 2021

6:00 P.M.

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

OTHERS PRESENT: Walter Geidel, Jeff Offnick, Steve Dutcher, Barbara MacDonald - Reporter

FLOOR TIME:

The Walton Town Board presented Gale Sheridan a plaque for his years of service on the Walton Town Planning Board. Mr. Sheridan stated he started on the board in the mid 70's while Joseph Harby (the grandfather) was Supervisor. His mission was to stop farm land from being divided into unusable narrow strips of land and to be sure parcels were usable 100-years from then.

Glenn Nealis – Delaware County Economic Development arrived later in the meeting to further discuss the presented Economic Development Grant Program and a potential candidate for a meat processing facility in the Industrial Park.

Office of Community Renewal – Economic Development Grant Program

Program:

- Available to support private businesses making a substantial investment that will lead to the creation of new jobs.
- Provides assistance of up to \$750,000 or 40% of project costs whichever is less.
- The business must create 1 FTE per \$15,000 of grant funds.
- At least 51% of jobs must be made available to LMI individuals.
- Funds provided on a reimbursement basis upon project completion and documentation.
- Municipality must be the applicant.

Role/Responsibilities of the Town:

- Applicant and administrator of grant program – can use a sub-recipient for administration.
- Pre application:
 - Supervisor to sign certification and preliminary budget form.
- Final Application:
 - Hold public hearing
 - Pass resolution authorizing submission of application.
- Post Application:
 - Enter into a grant agreement contract with OCR.
 - Enter into sub-recipient agreement (optional).
 - Open non-interest bearing account.
 - Establish “project team” – primary contact, signatories.
 - Complete environmental review.
 - Review & authorize draw-down requests.
 - Receive grant funds and forward to the ultimate recipient or LDC.
 - Review & submit semi-annual reports.
 - Monitor sub-recipient & business at least once.
 - Hold a second public hearing at project completion.
 - Prepare close-out documents.

- Compliance review with OCR.

Responsibilities of the Business:

- 20% equity & remainder of project financing.
- Undertake project as proposed.
- Meet job creation goals and LMI benefit.
- Comply with all regulations.
- Repay any grant funds if it defaults on obligations.

Project:

Dr. Rezk Abdelrahman is seeking to a new business, McRez Packing Inc., as a USDA certified meat and poultry processing facility. MPI would seek to process cattle, pigs, goats, sheep and chicken purchased from local and regional farms for wholesale and retail sales. They would also offer custom processing services for farmers. MPI would begin with the construction of a 4,000 sq/ft facility in the Walton Industrial Park, with the goal to expand to 12,000 sq/ft over time. The facility would operate Monday through Friday in a single shift in the first year, expanding to a second shift as growth requires. This project entails the construction of the initial 4,000 square foot facility, the purchase of machinery and equipment and working capital. Project costs are currently estimated at \$800,000. Financial assistance to be made available to the business through this grant would be approximately \$250,000. The project would result in the creation of up to 26 full-time jobs over two years.

Application Process:

- Preliminary Application: Requires Supervisor to certify that they have authorized the submission of a pre-application and to sign a preliminary budget form.
- Full Application: Would require the Town to hold a public hearing regarding the proposed project and adopt a resolution authorizing the submission of a formal application. Additional requirements include full commitment of all project financing and site plan approval by the Town of Walton Planning Board.

RESOLUTION #51

APPROVAL OF MINUTES

A motion was made by Councilman Rodriguez-Betancourt, seconded by Govern approving the minutes of March 8, 2021 as presented. All in favor, motion carried.

CODE ENFORCEMENT REPORT:

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

Monthly Summary Report
Month of March 2021

Building Permits Issued	1
Building Inspections Completed	2
Fire Inspections Completed	0
Notices of Violation Issued	0
Tickets Issued	1
Certificates Issued	2
Complaints Received	1
Floodplain Development	
Permits Issued	0
CO Searches	4

Code Enforcement Officer Dutcher informed the Board that the number of building permits issued are staring to pick up again.

He requested the guidance of the Board as to how they wanted to proceed with the change in the NYS residential code allowing for dwelling unit of 400 square feet or less versus the current Town code of at least 500 square feet? After discussion, it was determined that the Board would pass this along to the Planning Board and would request that they address Airbnb regulations as well since the two could tie together. Supervisor Cetta stated he would contact the Planning Board.

DOG CONTROL REPORT:

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

Complaints	4
Dogs Seized	0
Returned to Owner	0
Humane Society	0
Dangerous Dog Cases	0
Tickets Issued	0
Total Redemption Fees	\$ 0.00
Past Due Dogs	56

Mileage 12

ASSESSOR REPORT:

Assessor's Report to Walton Town Board

April 2021

Work in Progress:

Research on valuation methods and PILOTS for affordable housing assessments.

I completed New York State Assessors Association Training in Valuation of Affordable Housing on April 7, 2021.

- Business as Usual:

Most assessments are completed for the 2021 Roll.

I will be available to answer questions about the tentative roll by phone only on 4 dates to be determined in May. A public legal notice will be published the first of May containing this information and setting the dates and times for Grievance Day which is scheduled to be held in person by appointment same as last year.

- As of April 10th, there is a preliminary net increase to the Town's assessed value of 4,971,600. This number is subject to change.

We have had several new homes, additions and garages as well as properties coming off exemptions and back onto the tax roll.

This number includes increases in assessment for exempt properties as well such as the Behavioral Health Building.

The equalization rate will be set at .95.

- **Exemption Summary:**

Enhanced Star: 15 properties going from Basic Star to Enhanced Star

Veterans Exemptions: 6 new for 2021

Ag exemptions- 100 properties in the ag assessment program, 9 did not renew

Forest 480-a- 87 properties, 4 have not renewed

SUPERINTENDENT OF HWY. REPORT:

TOWN OF WALTON HIGHWAY DEPARTMENT
25091 STATE HIGHWAY 10
WALTON, NY 13856
607-865-5120

TO: WALTON TOWN BOARD
FROM: JEFF OFFNICK, HIGHWAY SUPERINTENDENT
DATE:
RE: REPORT

- ✓ The crew has spread 3,336 cubic yards of material over the winter compared to 2,999 last winter.
- ✓ Surplus 20-ton Eager Beaver trailer, 1988 Chevy 3500 flat bed, 1966 International fleet Star, 1960’s Ford 900 parts truck, 9’ Fisher plow.
- ✓ Plan to make 600 Tons of grader patch.
- ✓ We have most of the road sweeping completed.
- ✓ The salt shed is full of mixed material ready for next season.

RESOLUTION #52 SURPLUS HIGHWAY EQUIPMENT

A motion was made by Councilman Armstrong, seconded by Govern to declare (1) 20-ton Eager Beaver trailer, (1) 1988 Chevy 3500 flat bed, (1) 1966 International Fleet Star, (1) 1960’s Ford 900 parts truck, (1) 9’ Fisher plow that are no longer used or needed by the Walton Town Highway Department. All in favor, motion carried.

FEMA COORDINATOR:

Walter Geidel stated there was nothing new to report.

TOWN CLERK’S REPORT:

Provided the financial reports

Reported that I am 89% collected with taxes and I have just mailed out 431 unpaid tax bill reminders as required by Real Property Tax Law.

Reported that we currently still have 61 dog licenses past due.

The following records have met the New York State Record Retention and Disposition Schedule and are no longer required to keep. Upon your approval these records will be disposed of properly.

DOG IDENTIFICATION AND CONTROL
RETENTION

2017	Copy of original or renewal license	3
years		

FISCAL

Banking and Investment:

2014	Banking communications; bank statements	6
years	copy of checks, deposit books & slips, receipts	

Payroll:

2014	Employee time cards, sheets, request for time off,	6
years		

Purchasing:

2014	Invoices, abstracts,	6
years		

General Accounting and Miscellaneous:

2014	Accounting register, Cash transaction, Daily cash records	6
years		

GENERAL

2019	Correspondence including e-mails of no fiscal, legal or administrative value	o no
	longer need	

INSURANCE/SELF-INSURANCE

Insurance policy:

2014	Insurance Policies	6
years		

Certificate of insurance:

2014	Certificate of Insurance	6
years		

PUBLIC PROPERTY AND EQUIPMENT

Consumption and Dispensing Records:

2014	Fuel Consumption Records	6
years		

TAXATION AND ASSESSMENT

Assessment Roll/Tax Roll:

years	2015	Tentative assessment roll	5
years	2015	Tax collection records	6

TRANSPORTATION & ENGINEERING

Highway, Engineering, and Public Works:

years	2014	Truck Load Slips	6
-------	------	------------------	---

RESOLUTION #53 Motion made by Councilman Armstrong, seconded by Govern.

Roll call vote:

Aye	Councilman Armstrong
Aye	Councilwoman Wood
Aye	Councilman Govern
Aye	Councilman Rodriguez-Betancourt
Aye	Supervisor Cetta

SUPERVISOR’S REPORT:

Supervisor Cetta presented proposed Local Law No. 1 of 2021 to the Board for consideration for the elimination of residency requirement for Town Attorney.

Local Law No. 1 of the year 2021
A Local Law
Waiver of Residency Requirement for Town Attorney

Be it enacted by the Town Board of the Town of Walton, in the County of Delaware, as follows:

Section 1 – Statutory Authority; Title

This Local Law is adopted pursuant to the authority of Article 2 of the Municipal Home Rule Law and shall be known as the “Waiver of Residency Requirement for Town Attorney.”

Section 2 – Statement of Purpose

This Local Law is intended to eliminate the requirement that the Town Attorney be a resident of the Town of Walton.

Section 3 – Waiver of Residency Requirement

Notwithstanding any law, statute, rule or regulation to the contrary and pursuant to the powers invested by Article 2 of the Municipal Home Rule Law, the Town Attorney of the Town of Walton need not be a resident of said town.

Section 4 - Effective Date

This local law shall take effect immediately upon filing with the New York State Secretary of State.

RESOLUTION #54

TO HOLD A PUBLIC HEARING ON PROPOSED LOCAL LAW 1 OR 2021 A LAW TO ELIMINATE THE REQUIREMENT THAT THE TOWN ATTORNEY BE A RESIDENT OF THE TOWN OF WALTON.

A motion was made by Councilwoman Wood, seconded by Rodriguez-Betancourt to hold a Public Hearing on proposed Local Law 1 of 2021, a Law to Eliminate the Requirement that the Town Attorney be a Resident of the Town of Walton on May 10, 2021. All in Favor, Motion Carried.

TOWN OF WALTON AND VILLAGE OF WALTON MUNICIPAL AGREEMENT FOR RECREATIONAL SERVICES TO RESIDENTS AND WATER CONNECTIVITY AT VETERANS PLAZA.

This Agreement, made this 12 day of April, 2021 between the TOWN OF WALTON, a municipal corporation, and the VILLAGE OF WALTON, a municipal corporation.
WHEREAS, the Village of Walton is the owner and operator of a certain park with recreational facilities located within the Village of Walton known as Austin-Lincoln Park, and
WHEREAS, this facility provides recreational services to the residents of the Village of Walton and the residents of the Town of Walton without charge, and
WHEREAS, the Village, through its agents and employees, regularly provides such recreational facilities without cost to residence of both the Town and the Village, including swimming pool and swimming lesson programs, recreational basketball programs, tennis programs, use of baseball fields, tennis courts and picnic grounds to residents of the Town and Village, and
WHEREAS, the Village has supplied a water connection at Veterans Plaza for the use between the Town and Village of Walton residents, and
NOW THEREFORE on consideration of the promises contained herein, the parties agree as follows:

- 1. The Town of Walton does hereby agree to pay the sum of Thirty-Two Thousand (\$32,000.00) Dollars, annually, to the Village of Walton for recreational services and use of facilities as described above for Town of Walton residents.
- 2. The Town of Walton does hereby agree to pay an annual payment of \$200.00 in lieu of quarterly billing for continued water connectivity at Veterans Plaza.
- 3. The Village of Walton shall invoice the Town for the above by May 1st of each year.
- 4. This agreement shall automatically renew annually on the month and day as written above, except if either party gives written notice to the other within thirty (30) days of such date.

IN WITNESS WHEREOF, we set our hands and seals this ____, day _____, of 2021

VILLAGE OF WALTON

TOWN OF WALTON

By: _____

By: _____

Print Name

Print Name

RESOLUTION #55

**TOWN OF WALTON AND VILLAGE OF WALTON
MUNICIPAL AGREEMENT FOR RECREATIONAL
SERVICES TO RESIDENTS AND WATER
CONNECTIVITY AT VETERANS PLAZA**

A motion was made by Councilman Govern, seconded by Rodriguez-Betancourt to grant Supervisor Cetta to enter into an agreement with the Village of Walton for Recreational Services to Residents and Water Connectivity at Veterans Plaza. All in favor, motion carried.

Supervisor Cetta informed the Board that one bid was received from Alpine Roofing and recommended the approval to have the much need roof replaced.

RESOLUTION #56

ACCEPT ROOF BID

A motion was made by Councilman Govern, seconded by Armstrong to accept a bid submitted by Alpine Roofing to replace the roof on the Walton Town Hall as well as complete repairs to the ceiling/walls in the restroom and boardroom in the amount of \$51,000. All in favor, motion carried.

Supervisor Cetta informed the Board that Mayor Snow is interested in continuing the positive relationship and report with the Town. Discussion took place about the joint meetings that occurred in past years and suggested it may be beneficial to start that again.

COMMITTEE REPORT:

Councilwoman Wood informed the Board that the Junior American Legion would like to donate a tree for Veterans Plaza. Discussion took place and it was decided to turn the matter over to the committee to work out the details and bring back to the Board.

Councilman Armstrong informed the Board that the Town was not awarded the van he had put in for. He is now seeking a pickup truck for the Dog Control at an acquisition price of \$900.00.

Code Enforcement Officer Dutcher reported that the solar project is scheduled to start in June.

APPROVAL OF BILLS:

RESOLUTION #57

APPROVAL OF BILLS

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

General Fund A	#48-59	\$7,184.69
General OV B	#-	\$ 0
General Hwy DA	#31-43	\$46,057.96
General OV HWY DB	#3-5-	\$13,635.13

EXECUTIVE SESSION:

RESOLUTION #58

EXECUTIVE SESSION

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

Entered 7:35 p.m.

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

Out 8:25 p.m.

Due to a topic that was forgotten about earlier, Supervisor Cetta informed the Board that there was a need to close a Wayne Bank account that was formally used by Appointed Per Diem Justice Gay Merrill at is no longer needed.

RESOLUTION #59

CLOSE BANK ACCOUNT FOR FORMER PER DIEM JUSTICE GAY MERRILL

A motion as made by Councilman Govern, seconded by Rodriguez-Betancourt granting Supervisor Cetta permission to close a Wayne Bank account that was formally used by Appointed Per Diem Justice Gay Merrill that is no longer needed. All in favor, motion carried.

With no further business before the Board, the meeting was adjourned 8:26 p.m.

Respectfully submitted,

Ronda Williams
Town Clerk