

TOWN BOARD MEETING

August 8, 2022

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: Jeff Offnick, Highway Superintendent

OTHERS PRESENT: Glenn Nealis – Delaware County Economic Development, Rusty and Sharon Way, Pastor Robert Wilkie, James Bowker, Walter Geidel, Jon Henderson, Elizabeth Defalco – the Reporter

Supervisor Cetta opened the Public Hearing for those wishing to speak in favor or against the proposed Local Law entitled “Local Law #1 of 2022 Flood Damage Prevention as authorized by the New York State Constitution, Article IX, Section 2, and Environmental Conservation Law, Article 36 and Local Law #2 of 2022 Repealing Local Law #1 of 2012 entitled a Local Law for Flood Damage Prevention as authorized by the New York State Constitution, Article IX, Section 2, and Environmental Conservation Law, Article 36.

No comments were received.

Supervisor Cetta closed the Public Hearing at 6:02 p.m.

TOWN BOARD MEETING

August 8, 2022

6:02 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: Jeff Offnick, Highway Superintendent

OTHERS PRESENT: Glenn Nealis – Delaware County Economic Development, Rusty and Sharon Way, Pastor Robert Wilkie, James Bowker, Walter Geidel, Jon Henderson, Elizabeth Defalco – the Reporter

FLOOR TIME: Glenn Nealis of the Delaware County Economic Development approached the Board to provide an update on the newly acquired Sheffield Estates property off of West Street for approximately \$69,000.

Mr. Nealis stated there were approximately 12 acres that had previously been subdivided into 62 lots. Currently, they are waiting to dissolve a Home Owners Association with the vacant lots before seeking funding to hire a design and engineering company to develop the property as a commercial/light-industrial park. Mr. Nealis stated the IDA’s intentions for the vacant land is

to maximize the private investment and full-time job creation potential of the property.

Supervisor Cetta stated it is the Boards desire to place the property back on the tax roll as quickly as possible.

Councilman Rodriguez-Betancourt stated he felt the County has themselves in a pickle. Adding the now have a piece of property and they don't know what to do with it.

Councilman Govern questioned Mr. Nealis as to what his intentions are with the property and the timeline?

Mr. Nealis anticipated having the Home Owners Association situation taking care of by the end of September then selling the property. Mr. Govern stated, the property could be sold right now but you, (Mr. Nealis) has declined to sell the property.

Mr. Nealis confirmed he had declined the offer indicating he did not want to sell to the private sector. Mr. Govern stated the private sector could be very successful.

Supervisor Cetta questioned if the Village of Walton has inquired information as the Town is doing now? Mr. Nealis stated they had not.

Councilwoman Wood stated she would favor an assisted living housing. Councilman Rodriguez-Betancourt agreed an assisted living would be a wonderful addition to Walton.

James Bowker of Dunk Hill Road approached the Board over a concern of a raised sluice pipe that provides access to his property. He stated the Town had placed the sluice pipe there years ago and would like them to replace it as it is in poor shape.

Councilman Armstrong stated we have policy stated this would be the landowner responsibility. Discussion took place over who should maintain and under what conditions.

Supervisor Cetta stepped away from the table at this time to make a call to the Delaware County Commissioner of Public Works. He came back to the table and reported that the County has a policy that the landowner is responsible for the original placement and the County maintains it after that.

The Board tabled the matter to gather further information and will bring back to the September 12, 2022 meeting.

RESOLUTION #92

APPROVAL OF MINUTES

A motion was made by Govern, seconded by Armstrong approving the minutes of July 11, 2022 as presented. All in favor, motion carried.

ASSESSOR REPORT:

**Assessor’s Report to Walton Town Board
August 2022**

- **Ongoing Work:** exemption processing, property review and data collection, updating property records and assessments, monitoring real estate listings, verifying property sales values, returning phone calls and emails, reviewing Real Property Tax Law, legislation, court cases and legal opinions.
- **Small claims petitions** (3) have been filed subsequent to Grievance Day.
- **Full market value appraisals** are done every few years to help determine a Town’s State Equalization Rate. Two property classes are being appraised this year: vacant land and commercial properties. Around 50 properties are chosen to be appraised encompassing a range of values from low to high. Some have also recently sold; in which case the appraiser will look closely at the sales price and what exactly sold in the transaction. The State of New York conducts periodic market value surveys to determine the difference, if any, between the assessed value and the full market value of property in a city or town. This year our Equalization Rate was determined to be 85%, meaning assessments generally are 85% as high as real estate market values.
- **Property Owner Hotline Numbers**
Star Credit: **518-457-2036**
Homeowner Property Tax Rebate Check: **518-453-8146**
- **Resources and records online:**
 - Department of Taxation and Finance Municipal Profiles
<http://orps1.orpts.ny.gov/cfapps/MuniPro/>
 - Delaware County Real Property Tax Services
<http://www.co.delaware.ny.us/departments/tax/tax.htm>

**Respectfully submitted August 2022
Penny Haddad, Assessor**

CODE ENFORCEMENT REPORT:

Town of Walton
Code Enforcement Office
Jonathan R Henderson

Monthly Summary Report
Month of July 2022

Building Permits Issued	2
Building Inspections Completed	14
Fire Inspections Completed	1
Notices of Violation Issued	0
Tickets Issued	0
Certificates Issued	0
Complaints Received	0
Floodplain Development	
Permits Issued	0
CO Searches	4

The Board congratulated Jon on his successful completion of his required classes.

DOG CONTROL REPORT:

Martin J. Way, Jr. Dog Control Officer
Town of Walton
129 North Street
Walton, New York 13856
July 2022 Dog Control Activity Summary

Complaints	6
Dogs Seized	0
Returned to Owner	0
Humane Society	0
Dangerous Dog Cases	2
Assistance	1
Tickets Issued	12
Total Redemption Fees	\$ 0.00

Mileage 4 Miles

FEMA COORDINATOR:

TOWN OF WALTON
FEMA COORDINATOR REPORT
JULY 11, 2022

Project #83441, PW#00265, “Woodlawn Road Integral Support Failure”, has moved from “Pending Recipient Final Review” to “Applicant Signed Project” and the “Project is ready for Award”.

Reported that the management cost should be coming.

SUPERINTENDENT OF HWY. REPORT:

Councilman Armstrong read the Superintendents report in his absents.

Reported that they have completed sealing our roads for this year.

Reported his crew has been busy helping some of the neighboring towns as well as the State DOT with some of their projects.

Reported that he has received a few more applications for the MEO position and will start interviewing shortly.

Reported that the concrete has been poured for the storage building.

TOWN CLERK’S REPORT:

Reported that the financial reports will be forthcoming after receipt of bank statements.

Reported that the dog enumeration has brought in 115 new dogs since the announcement of the enumeration. After August 31st, those dog owners found to have an unlicensed dog over 4 months of age could be subject to a \$25.00 fine.

I stated that the Town in the future may want to consider increasing the late penalty fee or changing the fee to \$10.00 per month until licensed. So far this year, we have received \$620.00 in late fees. The goal is not to increase the revenue, but to make sure the dog’s rabies are up-to date and unfortunately this is not the case with most past due licenses. With the number of dog bites officially reported or unofficially, we need to make sure rabies are up to date.

The Board had directed Town Attorney Walas to draft a local law revising the late penalty fee and bring back to the next meeting.

RESOLUTION #93

USE OF FACILITY

A motion was made by Councilman Armstrong seconded by Rodriguez-Betancourt granting the Cecil Davis use of the Board Room on October 25 and November 17, 2022 for the purpose of an insurance presentation. All in favor, motion carried.

The Walton Town Court was approved a grant for furniture and installation of an exterior door. The Town received a quote from

Tony Zupo General Construction November 1, 2021 to perform the installation of the door. Mr. Zupo had not started the work and has not returned any phone calls. On July 20, 2022, Supervisor Cetta sent a letter informing Mr. Zupo that we have rejected his quote for the projected work and have obtained two additional quotes.

RESOLUTION #94

APPROVE QUOTE FROM BECK CONSTRUCTION

A motion was made by Councilwoman Wood, seconded by Rodriguez-Betancourt to accept a quote received by Beck Construction in the amount of \$2,826.00 for the purpose of installing an exterior door in the court room.

SUPERVISOR’S REPORT:

Supervisor Cetta introduced Local Law #1 of 2022 and Local Law #2 of 2022. A local law to for Flood Damage Prevention as authorized by the New York State Constitution, Article IX, Section 2, and Environmental Conservation Law, Article 36. As well as a Local Law to repeal Local Law #1 of 2012 entitled a Local Law for Flood Damage Prevention as authorized by the New York State Constitution, Article IX, Section 2, and Environmental Conservation law, Article 26.

RESOLUTION #95

LOCAL LAW 1 OF 2022 A LOCAL LAW FOR FLOOD DAMAGE PREVENTION AS AUTHORIZED BY THE NEW YORK STATE CONSTITUTION, ARTICLE IX, SECTION 2, AND ENVIRONMENTAL CONSERVATION LAW, ARTICLE 36

A motion was made by Councilman Govern, seconded by Armstrong, to approve the adoption of Local Law 1 Of 2022 a local law for Flood Damage Prevention as authorized by the New York State Constitution, Article IX, Section 2, and Environmental Conservation Law, Article 36. Upon a roll call vote, the results which follow:

Supervisor Joseph Cetta Aye
Councilman Leonard Govern Aye
Councilman Kevin Armstrong Aye
Councilman Luis Rodriguez-Betancourt Aye
Councilwoman Patricia Wood Aye

Adopted this 8th day of August 2022.

RESOLUTION #96

LOCAL LAW NO. 2 OF THE YEAR 2022 A Local Law Repealing Local Law #1 of 2012 entitled A Local Law for Flood Damage Prevention as authorized by the New York State Constitution, Article IX, Section 2, and Environmental Conservation law, Article 36

A motion was made by Councilman Govern, seconded by Wood, to approve the adoption of Local Law 2 Of 2022 a local law for Repealing Local Law #1 of 2012 entitled A Local Law for Flood

Damage Prevention as authorized by the New York State Constitution, Article IX, Section 2, and Environmental Conservation Law, Article 36. Upon a roll call vote, the results which follow:

Supervisor Joseph Cetta Aye
Councilman Leonard Govern Aye
Councilman Kevin Armstrong Aye
Councilman Luis Rodriguez-Betancourt Aye
Councilwoman Patricia Wood Aye

Adopted this 8th day of August 2022.

COMMITTEE REPORT:

Councilwoman Wood questioned if Supervisor Cetta has heard anything from the American Red Cross concerning the Baptist Churching becoming a designated site? Supervisor Cetta stated he had not.

This followed with a discussion as to what the current Emergency Management Plan states and if it is up to date. Supervisor Cetta and Councilman Govern will follow up with this for next meeting.

Supervisor Cetta reported that he had pressure washed the picnic tables at Veterans Plaza and has requested from the Board to reconsider placing black top within the pavilion and extend a walk way to the Village parking lot. Councilman Rodriguez-Betancourt would like to see a quote for concrete as well as black top to compare the two.

I want to thank the Historical Society for all their help with the 225th Town of Walton Anniversary Celebration. They were a huge help and I really appreciated it. I also want to thank Billie Jo Klein, Chrissy Scofield, Walton Community Band and the Fire Department for their help as well. I believe the weekend's events were enjoyed by many spite the steamy temperatures. The tractor parade was well attended and I would even like to see annual agriculture parade/event.

Supervisor Cetta added that he has received many compliments for Friday night's memorial dedication event.

Councilwoman Wood reported that the Chamber of Commerce sponsored a Jason Wicks concerts that was well attended. Councilman Armstrong questioned if the businesses had been stayed open later the night of the concert? Councilwoman Wood stated no, even with her personally informing them of the event.

APPROVAL OF BILLS:

RESOLUTION #97

APPROVAL OF BILLS

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

General Fund A	#136-150	\$60,804.71
General OV B	#10-	\$
General Hwy DA	#66-71	\$2,915.26
OV HWY DB	#23-29	\$22,358.25

With no further business before the Board, the meeting was adjourned 7:29 p.m.

Respectfully submitted,

Ronda Williams
Town Clerk