

TOWN OF CONSTANTIA  
**MINUTES – SUPERVISOR’S MEETING – June 7, 2021**  
 9:00 am Constantia Town Hall

Present: Kenneth Mosley - Supervisor  
 Richard Colesante, John Metzger, Thomas Moran, Frank Tomaino – Council Members  
 Clare Haynes – Town Clerk  
 Wayne Woolridge – Highway Superintendent  
 Warren Bader – Town Attorney  
 Nancy Butler – Bookkeeper  
 Roy Reehil – County Legislator  
 Dustin Clark, David Powers – Barton & Logudice P.C.  
 Paul Baxter – Tug Hill Commission

**CALL TO ORDER:**

At 9:00 am Mr. Mosley called the town board meeting to order with the pledge of allegiance. As per recommended procedures during COVID-19 all persons in attendance were seated 6ft apart.

**DISCUSSION:**

Ms. Butler was in to discuss the last payroll chart that was approved at the May town board meeting for employees of the park and rec program. Ms. Butler noticed there were errors in the new chart actually decreasing the hourly wage for some employees. Ms. Butler will get together a new employee pay chart to be approved by the board at the June town board meeting.

Ms. Butler knows that Mr. Woolridge will be speaking about the increase in CHIPS funding, Ms. Butler assured the board that the General Fund can pay the highway bills and then be reimbursed when the CHIPS money comes in later this year.

Mr. Hartman – 56 Kellar Dr. was in to discuss the property at 60 Kellar Dr. This property has been sold and is being used as a short term rental. Mr. Hartman has had problems in the past with renters, noise, utilizing his property, general bad behavior. There has been no problems as of yet this year, but Mr. Hartman is wondering if the Town has any regulations. Currently there are no regulations, Mr. Haynes CEO has brought concerns of short term rentals to the board in the past, mainly as it relates to safety. After discussion it was agreed that the Town does need to look into a local law that covers short term rentals, in the meantime, the board members asked Mr. Bader to send a letter to the property owner. Mr. Baxter, Tug Hill Commission told the board that there will be a webinar on June 23<sup>rd</sup> at 7pm on this topic. Board members plan to attend.

**HIGHWAY:**

Mr. Woolridge was in to discuss with the board the additional monies the Town will be receiving from CHIPS which increased by \$41,238.46. Also, the State did fund both the Winter Recovery Program \$41,242.27 and the PaveNY Program for \$48,371.05, neither of these programs were slated to continue. For that reason Mr. Woolridge did not include them as part of the 2021 Budget. With the above numbers in mind, Mr. Woolridge is concerned that he has the necessary funds to utilize all grant money available. As Ms. Butler pointed out, it will not be a problem but a budget modification will be necessary. Mr. Woolridge is going to request the following modifications to the 2021 Budget:

DB5112.2 Improvements CO \$400,000 increase to \$542,806  
 DB3501 CHIPS \$140,000 increase to \$374,014

The budget modification will be done at a regular town board meeting.

**SEWER:**

- Current Status:
  - EFC has required a Finance Agreement Request Letter be prepared to formally extend WIIA and Hardship funding (Totaling \$25M) to December 31, 2021.
  - B&L and Fiscal Advisors are preparing required documentation for Finance Agreement for future submission
  - 2021 CFA Round Announced and Funding Applications are due July 30<sup>th</sup>
- Future steps:
  - Issue EFC Finance Agreement Request Letter to extend secured funding
  - Possible follow-up call with EFC to discuss WIIA & Hardship Extension
  - Conference call with DEC to discuss WQIP application
  - Prepare DEC WQIP Grant Application for 2021 CFA submission
  - Submit EFC supporting documents for Finance Agreement
- Project Funding Status:

Funding Source	Cost	Status
Maximum WIIA Grant	\$5,000,000	[Secured]
USDA Rural Development Grant	\$3,015,000	[Secured]
NYSEFC Hardship Loan (30-year Term, 0.0% interest)	\$20,000,000	[Secured]
USDA RD Low Interest Loan (38-year, 1.125% interest)	\$6,465,000	[Secured]
<i>DEC WQIP Grant</i>	<i>\$4,535,000</i>	<i>[Requesting]</i>
Number of Town Users (EDU’s)	1159.69	

Annual Debt Service Cost Per Town EDU	\$640.99
Annual Grinder Pump Electrical Cost Per Town Occupied EDU	\$20
Annual O&M Cost Per Town Occupied EDU	\$104
Annual SLA Cost Per Town Occupied EDU	\$84.01
<b>Total Estimated Annual User Cost</b>	<b>\$849</b>

Mr. Clark and Mr. Powers were in to update the board on the sewer project, the project is still \$4.5M short. Grant opportunities have opened up again this year, DEC WQIP applications are due by July 30<sup>th</sup>, the district will be applying for \$4.5M which will complete funding necessary to start the district. The major issue is that the WIIA Grant for \$5M and the NYSEFC Hardship Loan \$20M (30-year Term, 0.0% interest) both expire by the end of this year and neither program are willing to extend the date. It is frustrating because there were no grants offered in 2020 due to the pandemic. If the district does not get all the funding necessary by the end of the year, the district will have to start over and re-apply for the WIIA and USDA Hardship Loan. Mr. Reehil was in and asked what the County could do to help. The County has already received some of the ARP monies there is a possibility that the County could come thru with some funding. The Town could also use some of the money they will be getting to help offset the project. After further discussion Mr. Clark sees the following as options:

1. WQIP Grant \$4.5M will make everything work, deadline will be tight.
2. Use both County and Town ARP Money plus apply for the CDBG Grant for \$1.25 - \$1.5M
3. Look at increasing district authorization. This will mean going back to the people in the district to increase their yearly cost. Mr. Tomaino would hate to see the sewer district lose momentum if it means increasing the district cost by \$50 a year, other board members are not interested in raising the cost at all. Mr. Clark is unsure what the new cost will be, there will need to be discussion between B&L and Mr. Bader to review the process. Mr. Clark will get the numbers together to bring to the town board meeting in June.

**POTENTIAL WATER EXTENSION PROJECT:**

- o Current Status:
  - Second round of interest mailings issued and many responses were received
  - Interest Results by Road are as follows:

Road Name	Parcels Surveyed	Interested (Yes)	Not Interested (No)	No Answer	Response Rate (%)	Percent Favorable (%)
Auringer Road	16	13	3	0	100%	81.3%
Cemetery Road	3	1	1	1	67%	50%
County Route 23	31	16	8	7	77%	66.6%
County Route 17	8	3	2	3	62.5%	60%
Railroad Street	5	2	3	0	100%	40%
Saunders Drive	10	0	8	2	80%	0%

- o Potential Project Metrics
  - Potential Project could serve all of Auringer Road, County Route 23, and portions of Railroad Street
- o Future steps:
  1. Execute B&L Agreement to prepare PER
  2. Perform SEQR for project area
  3. District Formation upon completing PER
  4. Pass Bond Resolution for total project cost
  5. PER to be listed on 2022 DWSRF Intended Use Plan (IUP)
  6. Submit Funding Applications in Summer 2022
  7. Begin design in winter 2022 upon securing necessary project funds
- o B&L Proposal Summary:
  - B&L prepared a letter proposal in July 2020
  - Proposal cost is \$9,500 and covers services to prepare PER (No. 1 above)
  - Additional Services (Nos. 2 – 7) not included in \$9,500 fee

**BOARD OF APPEALS:**

Mr. Macari, Chairman happened to stop in the Town Hall, Mr. Mosley asked him to update the board on what happened at their meeting. On June 3<sup>rd</sup> the Appeals Board heard their first appeal on the new section on the Land Development Law (Article 10). After a unanimous vote, the appeal was turned down, members of the board thought it was important to uphold the law. Mr. and Mrs. Williams did comply with all that was requested of them up to this point, installing a proper septic system and last year removing an additional camper the board still felt the Williams had other avenues so the request was denied.

**LAND BANK:**

Mr. Reehil told the board that the Land Bank is interested in 165 County Route 65 which is slated to go to the auction if the board has an objection, please let him know. The auction is slated for some time in September due to the moratorium on evictions. Please remember just because the Land Bank asks for the property it does not mean the County will honor the request.

**OTHER TOPICS:**

Mr. Colesante believes the board might need additional meetings to continue on the storage container law and now additional discussion to create guidelines for short term rentals. At the very least short term rentals need to be approved and inspected yearly. Mrs. Haynes will set up the webinar at the town hall for board members to watch on Wednesday the 23<sup>rd</sup> at 7pm.

**ADJOURN:**

At 11:55am the meeting adjourned.