

ELEVENTH: RECORDING OF THE MONTHLY BOARD MEETING.

IN HOUSE GATHERING; NY STATE PAUSE- COVID-19. ISOLATION/ SOCIAL DISTANCE ORDER.

On this 12th day of November, 2020. Lodi, NY 14860.

Supervisor Kyle Barnhart called the meeting to direct order at 7:00 P.M. leading all in attendance to stand for the Pledge of Allegiance of the United States of America, followed by a moment of silence for our service men and women.

OFFICIAL ROLL CALL: Roll call taken by Town Clerk Connie Rosbaugh and is as stated.

Those in presences during this eleventh meeting of the year 2020 is as follows, Supervisor, Kyle Barnhart, Deputy Supervisor Lucas Latini, Councilman Paul Batman, Councilman Trevor Sibley (joining later in session) and Councilman Seth Thomas. Along with, Association of Clerical, Town Clerk Connie Rosbaugh. To take the official recording of this said meeting.

Those absent during this first recording. None. (Trevor attending late in session).

In representation of Attorney at law; Mr. Frank Fisher.

Supervisor Kyle Barnhart addresses those in attendance, giving opportunity to be heard in front of the board and or add to the agenda: those individuals are noted as: Roger Bogart, addressing proposed water district, Bud Wagner, of 9469 route 414, Lodi, on proposed water district along with Michael Cimino of 9040 route 41, Lodi. Also added to this eleventh session, Bill Trim addressing the Board with fire district proposals, interest and intent. Richard Clawson request to address the Board in regards to mowing the roadways as he states the safety concerns of the condition and situation.

Bud Wagner: questions the board on what precipitated the water district? Was it a specific resident or business along the district, or was it the Board within its self.

Supervisor Barnhart: answers; this project has been in action for several years, starting with former Supervisor Davidson along with myself as Mayor of the Village, and current Mayor of the Village Mike Huff as well as Jeff Smith from Municipal solutions. Several options had been proposed on where the water would come from such as Ovid, Or Hector, Interlaken and etc... it was decided by those involved (Village, Town and professionals) and by Hunt Engineers that the best solution would be for the water to come through Lodi, from Hector. As thought greater funding would come from that route.

B.W.: why wasn't survey sent out to those in the Town to see if they wanted water?

Supervisor: we relied on the expertise of the proposed project to guide us in the way, we explored their expertise in guided manor. I would recommend that we form a water committee and those willing to openly be involved in decision making and input.

B.W.: questions on why the aforementioned letter of the previous meeting was not sent out?

Supervisor: I wanted to wait until a detailed document had come in. So that when the letter was composed it was in its most available genuine form. I have just received that said document this evening as was not able to provide each member of the Town with it as of this point, but it is of Councilman Thomas intent and of mine that we will be composing that document to the public.

Roger Bogard: I was under the impression that the letter from you was a ready to receive object.

Supervisor: again I was not able to do that as we have just received the documents from our expertise team this evening. Literally about 20 minutes ago. You yourself gave me a 3 day arbitrary time frame that I wasn't able to produce as I didn't have the documents.

Supervisor: the members of the Town should know that we are not up to spend any money as of this, that we are just exploring our options and grant funding. We are engage with you in this process, we are completely transparent and involving of those who wish to be. We are in the very beginning stages of this process.

Bud Wagner: moving forward I myself would like to see all of the options. Who, what, where and financial.

Supervisor: if we establish a committee, would you Bud like to be part of; and on that committee?

Bud Wagner: I'm not sure, as I don't know how much of my time it will take at this point.

Supervisor: okay I'll ask you again later if you would be committed.

Roger Bogard: presented Town Supervisor, Councilman, Town Clerk and audience with a document (self-composed).

Abstracts of self-composed document.

*see Jim Utters letter to residents of proposed \$ 11.5 M water district, mailed to 37 of the 40 owners on the water path, required to vote up or down on any proposal.

** Roger Bogard estimates for Lodi Water District are based on interviewing 30 of the 40 owners of the 60 tax parcel in the water district, conducted in the fall resulting in signed and dated responses to water district hook-up preference.

*** The Hector/Burdett Water District Expansion in 2007 cost \$4.5 M, resulting in \$2 M, in Town Debt 30years at 0%, or in 2020 as \$93,000 water project payment.

Supervisor: I see you have estimated these numbers, but my question to you is how? When we ourselves do not even have the numbers on any debit service.

Roger Bogard: I am keeping this confidential as some of those people do not want others to now their decisions.

Rogars full deposition, is audio recording held within the clerk's office archive of records.

COMMENTS: Deputy Supervisor Luke Latini; I ask that you please be careful of who you direct your woodshed comments to. It is I that feels responsible to make sure our budget is at very least looked at and considered, and keep under the Governors tax cap. That is what my contribution is. Do you think that there really is a Board member up here that is going to allow our community to be opened up to millions of dollars in debt. That is not happing that is not my purview, my purview as I have explained during every meeting that we have is that; we have a financial responsibility within doing our roll.

I have always been very transparent in anything that I do. 100% transparent, the point is that I feel it is my obligation to do the best for the community in which I was born, raised and live in.

Point two is please be careful when you say the effort of the Board as expanded to the woodshed.

All that is expected is a Thank you for keeping our budget in check for the last 7-8 years, while everything else gets done.

Lastly, there is not a cell in my body that is going to do, what I think is the wrong thing for taking on debt for this community.

I give a lot of credit to Kyle as he is the one taking this beating, because he is trying to thread that needle to see what we get. I think that's good. As stated in our last meeting 20% of the land we do not get tax on; for the federal forest we are one of what 3 counties that don't receive sales tax from the county. We have to watch every penny and if he can somehow thread that needle to get us close to 100% as Chuck of Hunt Engineers has said. I agree with you that this not the economy to be asking for handouts; But we have spent the 8 thousand dollar as a board, that was feedback during election process. I received the same feedback. "We need water". If he can tread that needle and he can get that in there , so it is payed for and we have 100% transparent along with 100% legit numbers than I think it's up to the community as a whole if they want it or not. How we will define that community is up to legal, to be determined, the point is that you need all the data. That all of this emotion and energy that has evolved over the last several months is ill timed, because at this point there is no precipitance there is no decision to make. I have lived her my whole life and this community gets nothing compared to the others around us.

Supervisor: Kyle Barnhart; requested comments from Chuck of Hunt Engineers on the ability to receive a 100% project coverage.

Chuck: as a Town Supervisor of former, I was able to receive 100% on the grant coverage in the year Of 2001.

K.B. We all have been extremely transparent to our intents, we have a very unique opportunity with our areas agritourist industry, with that being stated. We have a very real possibility to receive more than the average municipality. At this point of things I am only asking for your support to give us the opportunities to explore our options and eligibilities. We are in a very preliminary stage of this. If we want to proceed this. As this board has said that they do wish to investigate, we have to put something together in order to apply for funding to even see how much it will cost. There are a number of options and I do not want you to think you are being left out of the process, or not being listened to. We hear you and we are adjusting. We have open meeting and encourage you to come, we have mailing list and email chains we post in two local papers, online and in community bulletin boards. In addition to our other arms, like the planning board. We have so many ways to interact and I strive to communicate the best that I can.

MOVING FORWARD:

Bill Trim: Lodi Fire Department.

I have concern about our fire department and I request that you as Supervisor and those of other towns start to think about a fire district. I have been a Fireman for 49 years, we just can't get the help

anymore. The young kids are not interested in fighting fires, the states made it so hard to become a fireman that it's so much training, its 100 hours to start and it isn't just Lodi. It's all of the towns, we just don't have help; that is why we run mutual aid at all times. It's important that our supervisors get together and start to plan a district. We will lose our personal trucks and get an assigned Chef, but you would have paid fireman at one central location to respond to everyone everywhere. I can see the problems coming, things are so much different when I started to become a fireman.

Supervisor: I know me and few other Supervisors of the county have sort of had our focus on an ambulance district as that has been a sore spot of funding and effectiveness, I do not at this point know too much on the subject but I am willing to look into it and let you know my findings.

AGENDA ADDRESSED AS FOLLOWS:

MOTION TO ACCEPT THE AGENDA: Supervisor Barnhart makes a motion to accept the agenda, Motion in the second by: Councilman Paul Batman. Hearing no comment, all members of the Board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITHOUT COMMENT.**

MOTION TO ACCEPT THE MINUTES: (THE MONTH PREVIOUS TO THE CURRENT) and to PUBLISH: Motion in the first by: Councilman Trevor Sibley, Motion in the second by: Councilman Seth Thomas. Hearing no comments; all members of the Board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITHOUT COMMENT.**

MOTION TO ACCEPT THE BILL(S): Acquired in the previous month(s).

Motion in the First by Supervisor Kyle Barnhart. Motion in the second by: Deputy Supervisor Luke Latini. Hearing no comments. All members of the Board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITHOUT COMMENT.**

HIGHWAY REPORT—SUPERINTENDENT MR. RICK JACOT.

Superintendent Rick Jacot reports.

- Salt and 1B,s mixed and prepped for upcoming snow removal
- Old Lake Road FEMA- dug out and replaced ROC
- Milled and serviced Traphhagen Road.
- Lower Lake Road- FEMA- installed 30" pipe, poter covert.
- Serviced and repaired the grader and trucks for winter.
- Fixed the box on 012.
- Milled out rebated materials. Lower Lake, North and South Miller, Shaw, Rhodes Road.
- Serviced EGT.
- Lake Project completed.

** Richard Clawson: I would like to know why the state didn't mow the road side.

Councilman Trevor Sibley. I have not been back to work yet to find that information out, I assume that it may have something to do with other projects. I am willing to find that out for you though.

Supervisor: the only feedback that I have received in that area is that 414 and 97A will be paved next year, but I do not have any info on the mowing at this time.

Richard Clawson, tells Board members and Deputy Supervisor that he is in a dangerous veining position and that the over growth is of health and safety issues.

Motion in the first by: Supervisor Kyle Barnhart. Motion in the second by Trevor Sibley. Hearing no comments. All members of the board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITHOUT COMMENT(S).**

TOWN CLERKS, REGESTOR OF VITAL STATISTICE, AND TAX COLLECTION REPORT- CONNIE ROSBAUGH:

Monies remitted from Judge Van Cleef, \$6,106.00 in fines, fees and reimbursement

Remitting monies to the Town Supervisor Kyle Barnhart, in purpose to be added to the General Fund of the Town of Lodi. \$146.00 Monies on Clerk Fees, Monies remitted to the Dept. of AGS & MARKET \$18.00. In the amount of \$45.00 to the department of health.

With our tax season upon us. I as your tax collector am working closely with the county on possible changes with-in, the process of tax collection under specific guidelines, due to Civid-19.

In person payments may have a different view as we continue to follow the department of health's recommendations. As far as I know at this point the process of mailing out the tax bills is the same as we have seen normally. That we can anticipate receiving said tax parcel slips around the first week of January 2021. Further update will be giving as we I receive it.

Lastly I have been working on turning the archived records of old and the ones of new into the HCS system as electronic documents. We're growing towards the future with-in the Clerk's office.

This roll is of the appointed vital records department.

We are fully open to the public at this time, but PPE and hand sanitation stations are being ordered to enter.

Motion in the first by: Supervisor Kyle Barnhart. Motion in the second by: Councilman Seth Thomas. All members of the board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITHOUT COMMENT.**

LIBRARY REPORT: presented by Councilman Paul Batman.

Library is still using restricted hours for the health and safety of all.

Mask and personal perfective equipment are still a requirement.

- PROCH SIDE PICKUP & BROWSING APPOINTMENTS AVILABLE.
- Expanded hours: Tues 10-4; Weds 1-7; Thurs 10-4; Fri 1-7; Sat 10-2; CLOSED Sun/Mon.
- Holiday Schedule: Closed- Thanksgiving, Christmas and 12/31-1/1 for New Years.

Summarizing the report provided. (Please see the full upcoming dates and activities online at the libraries website). **Website:** lodilibrary.net **Phone:** 1 (607) 582-6218. **Facebook:** <https://www.facebook/lodilibrary>

Staff: Beth Bevars, Director: director@lodilibrary.net- Nora Snyder, Youth &Children's Programming Coordinator: youth@lodilibrary.net

COMMITTEE: Considering executive orders.

Ag & Environment- Chair: Councilman Seth Thomas.

Econ. Dev., Planning & tourism – Chair: Councilman Paul Batman.

Gov't Ops & Criminal Justice – Chair: Councilman Paul Batman. Presentation of the model to represent the new town hall.

Finance- Chair: Deputy Supervisor/ Councilman Lucas Latini

Federal Affairs- Chair: Deputy Supervisor/ Councilman Lucas Latini.

** I have spoken with Ryne of municipal Disaster/ FEMA. Ryne has requested email documentation from Supervisor Kyle Barnhart, in regards to Rick Jacot, Highway Superintendent in reimbursement for his administrative work and services, he provided a statute from FEMA which allocates or that. He did put in for that for all of our FEMA declared projects and as an example he has sent me the line items for that administrative fee. Generally it is 3% of project, and that is to cover the cost of the contractual work and also is for oversight and administration of the contractors while the contractors are on sight and so those funds are available to be used for labor reimbursements etc... he gave me four project that I could read to the board with value amounts. It ranged from 15 hundred per project up to one project that was at 45 hundred. So if it's 2 thousand, 3 or whatever else, that money is there to legitimately to compensate him for that extra paper work and such.

For the record Dean Road \$4,307.88 in contract administration cost. (This was budgeted to FEMA and they approved it back to us).

Traphagen Road \$2,500.00 contract admin.

Skinner Road \$1,500.00 contract admin.

Public Works and Highway – Chair: Councilman Trevor Sibley.

** Deputy Supervisor Luke Latini- I will take follow up action on why the State has not mowed.

Richard Clawson- I do feel that the high grass is a danger issue and I do wish you to follow through on the health and safety.

New Building Committee- Seth Thomas: we have been meeting frequently during this last few weeks we interview our last proposal for architect of the new building and we now have decided who we would go with. We had 26 proposals for all cross the state. We had formed a short list out of things that we thought the building committee seen as specific building expertise along with geographic location, along with methodology an approach. From that 26 we narrowed it down to only 4, interviewing those four, we then picked, one. The one is called AJH Design they're a smaller firm based in Elmira and have done lot of local work in Watkins Glen and Hector. They have a decent amount of experience with doing Town Hall building with Courts, they have a specific one in the Town of Thurston. They are a Town very much like Lodi, that doesn't have e a lot of extra money and they did that at a very reasonable cost. Their proposal was very clear and they had an entire page of listing the specific steps of the project and the hourly fees as associated cost, a lot of the other proposals had just one number. Having listed line items was ideal to us as it demonstrated transparency. They were very willing to work with us to drop

the cost further because they are very aware that we are working with-in a budget that we are trying to keep under our tax cap. We have 5 people on our committee and the vote was all aye: as we feel pretty strong about this company (A.J.H).

** Deputy Supervisor Luke Latini: did they give you a fee structure, or as a cost? Is it percentage or a fixed cost?

S.T. they gave us a do not exceed cost, of \$42,930.00 with some knock down form that as it includes sight evaluation.

L.L. that seems pretty steep.

Supervisor Kyle Barnhart: so as part of our R.F.P we wanted to show diligence to the public that this Board was evaluation all of the options and feedback that has been giving to us over the last two years, and so part of the R.F.P that we issues was for 3 sight analysis, this current sight, the vacant lot and the building that we are buying. So as part of that not to exceed 6,000.00 and change is that sight analysis, so we are to cut that right out and drop that down. Leaving it at 36 and change and there are a couple of other places that they had said that they would be able to shave it down.

L.L. - right now, is a dry commercial market, there are a lot of restrictions so there are plenty of people looking for work, so it is a buyers' market. We need to make sure in these times that we are not over paying for these things, I'm sure you guy did a good job in picking, but please keep in mind that during these times of uncertainty that we are extra vigilant on our end.

Second have we giving them a dollar amount of the build, I know that we talked about that last month and we gave them an arbitrary number that we agreed to and thought that was reasonable or our constituents, it would be transparent and that we would be able to have that bond come in. but, I thought I had seen an email come in that was higher than that.

S.K.B. - Since the beginning of the building committee that took effect just after I was elected and the Covid crisis we have seen construction cost nearly triple. The budget that we had initially hoped for is certain not reasonable at this point. So under new business I have a topic to bring up.

To answer your question, yes we have gave them a preliminary design that the building committee had did, we have a square footage amount we made some phone calls and got some assumptions to what the square footage would cost so. There is a 900-950 thousand dollar range is based on the size of the building that we had don, but again that does consider the increase in building material. In January this is likely a 650 thousand dollar project.

L.L. – So has the committee gone back and shrunk the size of the building, to fit the roughly 650 thousand dollar budget or are you leaving it at the 900 thousand.

K.B.- lets dig into this in a moment, until we get through the agenda as, and then we can move on from there.

County Board reports & Town Supervisor remarks: Supervisor Kyle Barnhart.

There was a lot on the County agenda at our meeting on Tuesday that has an effect on us down here in Lodi.

I'll start with the county budget/ we held our public hearing on the budget, which was as quick as the one we held here last week for the town budget. No members of the public spoke on the budget, which sees a 5% reduction in county spending but a 1.6% tax Levy increase. However, that tax rate will drop from \$4.25 per \$1,000 of assessed value to \$4.18 per \$1,000. With healthy reserves, the county continues its efforts to reduce the tax rates for its residents.

The board also passed a local law for tax exemptions for seniors and disabled people. The new local law would set income limits for exemptions, ranging from 5% to 50% exemptions. More details will come after a public hearing to be held on December 8th, but the quick version is that seniors and disabled individuals making less than \$23,500 will receive a 50% exemption on their county property taxes, with that exemption decreasing by 5% for every \$1,000 in additional income, with a maximum income level of \$31,900 for a 5% exemption. The county, led by Finance committee chairman and Covert Supervisor Mike Reynolds, is encouraging all towns and villages to adopt a similar local law for their own municipalities.

Sticking with the themes of properties, the county board has approved the sale of two county owned properties in Lodi- a 58 acre parcel on Keedy Road and a two- acre plot on County Road 137. The next step for the county are to get the properties appraised, after which the county will issue a request for proposal, or bids for the properties. The winning bid will be approved by the county Board of Supervisors and potential economic interest or economic development my factor into the boards considerations. Since I am aware of multiple potential bidders for the properties and personally know some of the bidders, I will likely abstain or recuse myself from that vote to award winning bid.

Another issue that I as heavily involved in at the county level was funding for the counties tourism promotion agency. I won't bore you with the details, but the long story short is that the county collects a room tax on hotels, motel, B&B and AirB&B rentals and 90% of that money is awarded to the Chamber of Commerce to promote tourism in Seneca County. The small percentage that is retained by the county is used for grant programs to provide direct aid to municipalities, non-profits, and privet businesses to promote arts & culture, tourism – related promotions, and even capital project support. Think the grant program is one of the very few opportunities for county money to be shared with municipalities, so I plan to encourage the growth of this program and see if we can find some fun and engaging arts & culture project for Lodi and the other municipalities.

Finally, there have been on going issues with the Seneca County IDA, particularly regarding the sale of former Hillside campus to Earl Martin, for which he is requesting yet another PILOT agreement from the IDA. MR. Martin has received many benefits from the IDA to date and the county board has almost zero recourse to address the PILOT agreements that the IDA has the legal right to issue, but the one way that the county can combat these kind of tax giveaways is by naming new members to the IDA board. I have been asked to find interested people from the South end of the county to fill those IDA seats, so please let me know if you or someone you know is interested in getting involved in that way. It would certainly

be great to have someone from our neck of the woods helping to make these decisions and representing the interests of our continually- growing agri-tourism industry.

OLD BUSINESS:

NEW BUSINESS:

*Resolution to establish new bank accounts for FEMA/NYDHS funds. With the permission for Supervisor Barnhart and Deputy Supervisor Latini to be established signatures on said account.

Motion in the first to establish a new bank account for the purpose of funds from FEMA/NYDHS with the Five Star Bank of Ovid, Motion in the first by Supervisor Kyle Barnhart. Motion in the second by: Deputy Supervisor Luca Latini. Hearing no comments; all members of the board **IN FAVOR AND VOTING AYE: MOTION CARRIED.**

*Recommendation from building Committee for architectural personal services.

K.B.-Permitting Supervisor to sign into agreement with AJH Design for it not to exceed cost of –xx—at the moment we have the not to exceed cost that was propose to us, in the initial proposal, what I would like to do is negotiate that down to a lower amount based on the site evaluation that we talked about along with a couple of other things. We need to sign the not to exceed but there needs to be a little bit of negotiation.

Deputy L.L. is it a not to exceed for the architect or for the entire project.

K.B. it is not for general contraction obviously, but this is for design and build all the way through they will provide construction management as well. I have thought I have forwarded that proposal to the board, but if not I will.

L.L. – Thank you for putting this together it is very logical flow, it's very transparent. My only caution is I think you guys hit it out of the park getting where we are at today with the property and the structure and having the money in the bank is good, but my concern is the public facing element. My recommendation to the team would be to sharpen your pencils up and I would refocused that around the 600 mark, we have roughly 3 hundred, we asked for 3 hundred more that fits the bond structure that we have today. The monies that we have left over for the Town Barns and right size it part (A) and part (B) would be to squeeze that down a little bit getting it into that 600 range, again the intelligence and the analytics tell us that the commercial market is in really tough shape and getting worse, there is no forecast for the commercial market to recover in the next 3 years. It is the residential market that will peak and sustain until the interest rates increase and they're worried about that precipitating an economic decline. So consequently is that; my recommendation to the board, to keep this successful, at least in my eyes and to the public. Use that 600. I know you don't want to hear that and I understand that it may be seem tough or even impossible. You have already done part (A) of the impossible with getting a nice secure property for the retrofit. I just think that if you through that in there you would be golden. If you pull it in at .9 million .92 million. I think that in this uncertainty of the economy. Think that is taking on a debt that is too risky. I want to see you all exceed and be in a good spot, I recommend that that cap be set at the 6 hundred and that you go polish up your pencils and see what you can pull up.

Supervisor K.B. - I full agree with you Luke, we're talking about a budget work sheet here. (Document provided to and archived with Clerk). That I have distributed to the Board. So what we have done the building committee from soup to nuts. We brought in everybody and every piece of the puzzle. We brought in the town and the requirements that we need, we brought in the Court requirements and their needs. We have brought in the pantry and their needs. The pantry is a large part of this as they are the reason that we were able to get a significant discount on the purchase of the sight. Based on those requirement and laying down a floor plan of what they are; that's how we created the conventional design. So we could certainly shave somethings off but we would altimey be failing the exact needs. We are already reduced the size of the offices, we have been very careful to craft our documents storage and what not. I think it is the economic market that is hurting us right now. To dig into the numbers a little bit at the moment we are looking at 264 thousand dollars in building reserves. That will be on the January 1st after the budget term is over. The ultimate point that I would like to make is that when we had begun this journey, we had talked about the town barns being 45 a year and that was the number that we were comfortable spending going forward. But what this board has done is taken that 45 and diluted that we have been depositing 25 thousand into the building reserve fund and we have taken the other 20 thousand and giving it to the highway for their equipment. So now what we have I front of us is a unique opportunity. The ultimate goal of this building is to keep it tax neutral for the residents of the town so they won't see a tax increase or debt service. With the FEMA funding we have an option here there is a large project on Ames road that during informal discussion between certain board members and the highway department, we believe that we could abandon Ames Road and use that money for another need. Initially we had thought about using that money for the Town hall, but or consultants have informed us that it is much cleaner to apply it to highway equipment. So not only have we been depositing 20 thousand a year into the highway fund, but we have also been allocation 58 thousand into the highway equipment fund as well out of the general fund. So the Ames Road project will result in just under 170 thousand dollars in available funds for the highway. So my thought was based of that 45 thousand dollar cost we have talked about. My thought was that we could use that 170 thousand and pull away the general fund, funding from the highway, pull away some if not all of the equipment reserve fund for the highway so we can eventually get to the point where we are just moving the money around. So when you say 600 thousand dollars as a total budget for the new building. That would be our resources of 264 plus a 25 thousand dollar bond payment. In my opinion I think we can afford a higher bond payment of 35, which splits the difference. We can allocate that Ames Road funding for highway equipment. We can pull back on that 58 thousand, and ultimately we can fund a 950 thousand dollar project at lesser than we had expected, I have talked to green county commercial bank, which is commonly used for municipally bonding and they gave me what we could borrow, based on 25-30 and 30 thousand annually. In my opinion if we can hit that 35 thousand annual payment for the town hall and barrow, 556 added to our building reserves and then grants that have been awarded to us from Mr. Nazzolio a number of years ago that would fully fund the project and we would only really need to move 10 thousand dollars around. Essentially we could give the highway the 170 from Ames Road and pull back 10 thousand from the equipment fund. Basically bonding ourselves for 15 years.

Deputy Supervisor Luke Latini- there is no safety in that though, your logic is good. But there is no safety that is running it right to every penny, there is no piggy banking for that effect and it goes for 20 years. When did the 15 year bond structure look like?

K.B. I didn't look at that, when we had initially engaged with municipal solutions to talk about a bond, we had talked about an A., B., and C. grade building, and where we fit I think is a C. grade building which is a 20 year bond. We could be at a 15 year bond, with a higher payment, but less interest. As proposed to the construction rates at this moment. Interest rates are very good right now. I see us being able to pull back the 58 thousand for the highway should we need to, as they have this pot of money for 170 to work with. To me that's 3 years of 58 thousand in the General fund that we can use. Either to deposit it to reserve or to supplement to reserves. I see a very clear path to be able to not sacrifice the next 50 years of town, court and pantry operations, without any tax burden or loss of safety. I know I have dug into these numbers a heck of a lot more than some of us. I want to add that we are proceeding a couple of other grants that, opportunities the court administration will provide a 30-60 thousand dollar grant that will provide office securities and the pantry is also apply for grants, through the Greater Rochester health foundation. The thought is to add a 4x44 structure, but now I think that we are comfortable with the preliminary floor plan. 45 a year way or initial goal on grant funding and we are talking about 25-30 or 35, which I think is very reasonable.

Councilman Seth Thomas: another thing is that once we are involved with the architect firm, they can help us move things around our floor plan. We have spent a lot of time trying to shimmy stuff to our knowledge. So someone who knows all the codes is going to be able to give us.

Councilman Trevor Sibley: what is the game plan on the vacant property that we had purchased for the first town hall location?

K.B.: I'm not sure yet, we could off load it or we could put restriction on what could be built there and then sell it on those restrictions. There re a number of options that we could do. But with that being said vacant lots don't go for too much. It's a big project and we are working very hard at it. I will also add that the highway fund has 70 thousand dollars in reserve in addition to the 58 and the 20 thousand that we allocate to them in 2021.

Mr. Wagner: how does it work with abandoning Ames Road?

K.B. – when we applied for FEMA reimbursements for the disaster of 2018. There is a list of 28 projects that each have a dollar amount allocated to them those where developed between our consultants that we hired , our highway superintendent and a firm out if Ithaca . They bring that to FEMA and lay out the line items, then FEM either approves or denies that charge. There are two types of projects that are small projects which are under 200 thousand and large are over the 200 thousand. With small projects they say yes, you get the money up front. The highway gets the funds, deposits it into the bank and anything that they don't spend on a project, we can keep and use for other highway projects. For large projects they pay when the job is done there are two large projects that we have d several conversations about and one of those projects is Ames Road. That came in at 228 or something like that. Then what happens is that the Federal Government takes 12.5 percent then we do the job and they pay us. What we normally do during this, is bid the job out. There is no gain for us, they fix it they get the check, it's off our hands and we don't have to worry about it. However Ames Road is unique as it serves one privet property that, is a pasture, so we have said to ourselves that we have the opportunity to abandon Ames Road. Which is a legal process of abandoning a Road. The practical effect would be to up a gate at both sides of the road and give the forest a key, the town and privet pasture a key. When we do that we will lose that 12.5% from the government, and the state taxes 12.5% as well, and then we can apply that money to a capital project or highway equipment. Essentially what we would be doing is

creating a linear park, a walking path from one end to the other. That is what FEMA would like to see as repurposing it and the highway would go through once a year and make sure that path is passable.

Deputy Supervisor Luke Latini: if we were to ever experience any other type of damage. We will not receive any funds for that area no matter what.

** Pulling back to architect services. - K.B. we are discussing a budget of the new building, Luke and I have spoken at length to this and I'm curious to here from Mr. Sibley, Mr. Batman and Mr. Thomas as to what they feel, question or comments that they have on the work sheet in front of them and what this money looks like. I'm sorry that Rick has left as we could use or have a better understanding on the needs of the highway and what equipment and needs are.

K.B., L.L. and T.S: speak on still having a reserve fund for the highway, the cost of a new truck ready to plow snow. Luke requesting that Kyle should try and take another look at this so that it feels better to the community. As of 2022 the final payment on the new truck will be completed. L.L. adds that we have yet to receive delivery of said truck.

K.B. in that case we are reducing 22 hundred square foot building into an 18 square foot building. That is small, very small.

L.L. I can speak on the behalf of the building committee as I'm sure they have done a fantastic job of identifying what requirements are needed, but what do we have for space here in the old building.

K.B. so we have taken the existing space that we already have, and we replicated it over there. With the exception that the existing building. It's about the same as the existing building has the meeting rooms, conference rooms and bathrooms that already exist. So we have essentially replicated the office size our issue, most of our storage here is upstairs, we cannot replicate that second and third floor over there so what we have done is reduced the scope of our storage already to just two storage areas. We do have issue in size for that matter, we brought in very member and we shaved it down as far as we thought we could. I mean we are talking about 19x16 offices there are 4 of those.

L.L. - are we supplying office space for this new building for Ovid.

K.B. - it's the same office so yes and no as its duel. Our contract still stand with them.

L.L. I'm just wondering here, what is it that we are going to see in 6 months. I know for a fact that the architectural conversation came up. In a business conversation architect firms are scrambling and commercial build is the main of their work. In 6 months if the material cost is different. What cost can we cut back on. Timing of this quote could be difficult.

K.B. what we have been driving by is the necessity of getting out of this building, obviously. But the committee proceeded diligently and the intent was to try and get a build in the spring. I will say that we paid 30 thousand dollars for purely design services for what was intended to be a 1.2 million dollar build. This isn't just design, but on construction management and further. While its 42 and change, I have confidence that it is at least 36 and I do think that we can shave a little bit more off there, I think that even 36 for design and construction management is well.

I do not have many concerns with the cost of the architect. I will say our number two choice was Halt architect out of Ithaca who knocked it out if the park on their presentation. It was amazing and wanted

78 thousand dollars. While we loved their presentation AJH did a good job they are reasonable and the price was there.

L.L. I know you guys will handle the architect, you said you would take that action too, as you said they will not be doing a multi sight analyses, as we have the idea of the sight to be. My bigger concern is that overall project cost. When that 1.2 went in to the community. It was explosive. We have a water explosion that we are dealing with right now, which is unfortunate. For me that is a source of tension and uncomfortableness. Now throwing this in to as a uncertainty factor, that were facing. I really do think that we have financial uncertainty in our future. I think that dollar amount proposes a certain risk.

If we could consider that middle road, I understand that we might not get everything that we had hoped for, but that's life. We have to right size with our needs and I just think it's a better win all the way around.

K.B. – I'm finding it difficult of where to shave. But we have a plan to work with the architect service.

Councilman Paul Batman. During our meet they had arched it out at about 100 per square foot. For renovations of the existing building and looking at, we are not doing much of anything to the big part of the building.

K.B. we can shave some off and will try, but with our options right now it's a hard situation.

Councilman Trevor Sibley: are the pantries needs going to be larger then what they have now?

K.B. – So the pantry needs are not larger, but we have to integrate the pantry needs, right now the pantry operates out of a shed, that is a rigged walk in cooler that is on the sight and they use the meeting space for distribution. What we have done is designed a building that has 3 sides to it. I like to think of it as Campus, but I want you to think of it as 3 sections of a building. It is this part of the building which is meeting room and a jury room bathrooms and a break room

. it is the center part of the building that is secured space for the town offices, Town storage and court. It has all the things that the justice had required. The back part that would be the distribution point for the pantry is which were we will integrate the walk in cooler and storage space. The thought is that, this board was comfortable spending 1.2 and barrowing 45 a year. We have reduced the scope of that project down to 9 and from 45 to 35. In my opinion we have far exceeded.

L.L. but we would have gotten shot at 1.2 million.

K.B. - We wouldn't because that was the bond payment.

L.L. no because we turned that down flat. That was a nonstarter. That was HUNT get out of here. That was a major issue with HUNT because they ran up the bill to 1.9.

K.B. – I have documents...

L.L. Lee may have agreed to that but not the board. We were at 960.

K.B. - But with the reserves fund the grants on top of that. It was 239 in grant. I have documents from municipal that I engaged with on the 20 and the 25 year bonds, because we weren't going to do the (A) we were going to do he (B). Or (C) and I think it was 780 for the 20 and it was 975. Is for the 45 thousand a year, which was the tow barn payment.

L.L. and that is what we had said no too. I know, I remember this. The question I have based on Trevor's feedback. Is how much are we spending in tax dollars money on retrofitting the pantry? How much of the build dollars are allocated to that, and not saying if that is right or wrong, but can we get a grant for that portion of it.

T.S. Or the other side of that is. Oh they are working with that now, is there something because of this new building that they won't be able to do as they are doing to sever. The shed doesn't get crushed and thrown away I'm assuming?

K.B. – so I do not have the square footage in front of me, but I did forward you all the project plan. I think a month and a half ago as we all have been working on that has all of these details. I will forward them again. The way that we have designed this is. That third part. Instead of the pantry operating out of what is supposed to be a secure building, which is our meeting room and what not. They operate out of a smaller community space for distribution in the back. So there is a back part of the building that is probably 18x44. So the back part is a room that is smaller than this size. I think that it is 5 hundred square feet and it's like 4 hundred more square feet for that pantry. That's it. Inside that 400 or 440 maybe, they have their walk in cooler and some shelves and stuff like that. They are eligible for grant's, but we don't have a number there. Also that is the reason that we essentially got it.

T.S. – what was said is that as long as we keep it rather if it's in the current state and location or not. It was not stated that we will dump 100 to 120 thousand dollars into a food pantry.

L.L.- please don't take this the wrong way, it's just thinking out loud. What's the dollar amount per square foot?

K.B. I think 2-250 now.

L.L. so if we go for 250 at 400 square foot that's, 100 thousand that we are adding for the pantry.

K.B. - yes and it is in my opinion that they got us a 250 thousand dollar discount.

L.L. but that was not discussed within the pretext. So that is complete, absolute _____. From a better term. You can't say, oh we want you to have this, please keep the pantry alive. Get it and then be able to do that. I feel insulted right now. To then be told that you have to pay 100 thousand to reciprocate the fee. That's terrible guys. That's horrible...

K.B. we were very clear, - L.L. no that was never part of the deal and now we are spending 100 grand..

L.L.- Strongly disagrees. Feels insulted and that dishonest may have taken place and leaves the meeting, upset and not willing to take part in any further process. (Continued conversation edited to base).

K.B. explains that the footage in subject was not intended for the food pantry use only. That it was a community space that would be separated, keeping the secured locations secure during activities.

**Moving forward. Deputy Supervisor Luke returns. States that he isn't going to walk out on his community and that conversation with his wife encouraged him to continue to participate

Resolution to Vote on and pass propose tentative budget for the upcoming year in 2021;

And further to submit to the County Clerk of Supervisor of Seneca County.

Motion in the first by: Councilman Seth Thomas. Motion in the second by: Councilman Paul Batman. Hearing no comments; all members of the board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITHOUT COMMENT.**

RESOLVED: that the previous proposed budget, now be known and active as the FISCAL BUDGET OF 2021; as of January 1st of the year 2021

FURTHER RESOLVED: that passed document has been officially received and signed by the Town Clerk Connie Rosbaugh; who is to submit said documents to the County Clerk of Supervisors as ordered by the board.

ANNOUNCEMENT OF/ THE NEXT MEETING TO BE HELD BY THE BOARD.

Next regular meeting to date: 12/10/2020 at 7:00 p.m. at the location of the Lodi Town Hall.

ADJOURN: Motion in the First by: Councilman Trevor Sibley . Motion in the second by: Councilman Seth Thomas. All members of the board **IN FAVOR AND VOTING AYE: ADJOURNED AT 9:46P.M.**

By the order of the Lodi Town Board.

Respectfully submitted. Hon. Town Clerk, Connie Rosbaugh.