

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE  
REGULAR TOWN BOARD MEETING**

**DECEMBER 12, 2016  
AGENDA**

*Please turn off all cell phones and electronic devices.*

**Pledge of Allegiance**

**Presentation by Greg Royer, SMARTWATT ENERGY, INC., on Street Lighting**

**Approval of Minutes**

- November 28, 2016 Town Board Work Meeting

**Public Comment Period**

**Correspondence**

- Greene County Mortgage Tax
- Empire State Development, Public Hearing on State Telephone Underserved Broadband Capital Project on December 14, 2016 at Town of Coxsackie Town Hall Re Deploy a Fiber-to-the-Home "FITH" Network, Bringing High-Speed Broadband Services to Households, Businesses, and Key Anchor Institutions

**New Business**

- Resolution to Accept Bid on 2009 Chevrolet Impala
- Resolution Authorizing Supervisor to Execute Agreement with Columbia-Greene Humane Society
- Resolution to Authorize Justice-Elect Thomas Meacham to Attend Training from the Office of Court Administration
- Resolution to Authorize Justice-Elect Thomas Meacham to be Reimbursed for Purchase of Robe and Gavel
- Resolution to Place Advertisement for Members of Local Ethics Board
- Resolution to Authorize Town Supervisor to Sign Amended Professional Services Agreement with Delaware Engineering
- Motion to Accept Surplus Sign Metal for the Kennels at the Highway Garage
- Audit of Claims

**Upcoming Meetings**

- December 25, 2016 Happy Holiday
- December 26, 2016 Town Board Work Meeting at 7 PM
- January 1, 2017 Town Board Organizational Meeting at 12 PM
- January 2, 2017 Town Hall Closed for New Year's Day
- January 4, 2017 Zoning Board of Appeals Meeting at 7:30 PM If Needed
- January 9, 2017 Town Board Regular Meeting at 7 PM
- January 12, 2017 Planning Board Meeting at 7 PM
- January 16, 2017 Town Hall Closed for Martin Luther King Day
- January 23, 2017 Town Board Work Meeting at 7 PM
- February 19, 2017 Slide Show by Ted Hilscher on New Baltimore Hamlet: A History in Photographs at 4 PM

**Public Comment Period/Community Events**

**Adjournment**

**\*\*\*\* Agenda Subject to Change\*\*\*\***

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 1**

**OPENING OF REGULAR MEETING**

Supervisor Dellisanti opened the meeting at 7:00 PM and the Pledge of Allegiance was said. Also attending Deputy Supervisor Ruso, Councilmembers Brody, Irving and VanEtten, Town Clerk Finke, and 3 members of the public who signed the attendance book.  
Absent: Tax Collector Jordan and Highway Superintendent Jordan

**Supervisor Dellisanti:** First order of business tonight is a presentation from Greg Royer from SMARTWATT Energy Inc. on our street lighting program. Would you step up to the podium please?

**Greg Royer:** Thank you for having me here tonight. As Nick mentioned I am here to talk to you about street lighting. My name is Greg Royer and I'm an Account Executive with SMARTWATT Energy. This little presentation that I passed around, I'm just going to walk through it fairly quickly. The first part is just an introduction to SMARTWATT and then we'll talk about different finance mechanisms, what exactly are we proposing, and then we'll go into next steps. Feel free to engage me, cut me off, ask questions, I prefer to do it that way. If you go to Page 2, just a couple quick bullet points of who SMARTWATT is. SMARTWATT is a locally headquartered company; we're located in Clifton Park, that's our corporate office. We've got offices across the Nation which you'll see on the next slide where we're located, but what's unique about SMARTWATT, about one-third of our workforce is actually labor. So when we propose energy-efficiency projects -- street lighting things like that -- once it goes to construction, we try to utilize as much of our labor as possible because that keeps costs down. A lot of our competitors that we compete against, they are typically strictly paper contractors. So they're subcontracting most of a given project out to subs and then they're marking that up. We've got the advantage of keeping those costs low and eliminating that additional markup. We are a Department of Energy- qualified ESCO, basically means that we've gone through a process to become distinguished as a qualified ESCO. ESCO stands for Energy Service Company and that means we can basically work on any federal site in the US. So that's a neat thing because not everybody can do that. You've got to have that special designation to get on that list. If we go to the next page, Page 3 is a footprint of where SMARTWATT's located. Since SMARTWATT began, Clifton Park was always our home base and then we've spread out from there so we're heavily populated in the Northeast. In New York alone we've got the Clifton Park, Syracuse, Rochester, Orangeburg down in Rockland County, Downstate -- that serves the metro area. Then we also have an office in Scranton. Just in New York alone we've got about 100 employees that range from licensed engineers, electricians, technicians, and then, of course, our corporate folks are housed in the Clifton Park office. Going to the next page, Page 4, I included a couple references of projects that we've completed recently. These aren't really specific to street lighting, but they are comprehensive and they do include a lot of LED lighting so most of these like Montgomery and Fulton Counties have large County complexes and sites across the counties that are heavily lit with area lighting similar to street lighting so I wanted to include those. If you go to the next page, just a couple more references of projects that we've either completed or are in construction. On the very bottom currently an IGA -- IGA stands for Investment Grade Audit -- so they've gone through procurement process, they've selected SMARTWATT and we're doing a design and basically final project scope for these customers. If we move to Page 6, with the street lighting upgrade to LED there is a significant energy and maintenance cost savings so we feel the best way to approach this is by utilizing Article 9 of New York State Energy Law. Back in 1997 New York State passed legislation enabling municipalities to utilize your existing utility fund to self-fund energy projects. Actually if we just skip ahead one page there's a nice little chart that gives you an idea of how that works. So just using round numbers, the first column here imagine this is your existing utility spend, let's say it's \$10 a year. By doing an efficiency upgrade which would be the LED street lighting, your utility bill goes down to \$4 a year, you've got your project repayment and I'll talk about how these projects are funded in a couple slides later. So your project repayment is \$4 a year and then you're left with \$2 positive cash every year. In this situation you're self-funding out of your existing utility fund and generating positive cash. Once the lease payment drops off, the last column, you're generating a very significant cash flow. That's how it shakes out. Does anybody have questions on that, pretty straightforward? If we turn back to Page 6 just a couple more points that I wanted to talk about here. Article 9, again it's set up for these projects to self-fund. What's nice about it is you're not going to raise taxes like you would with a bond, they're typically done through a tax-free municipal lease which is an off-balance sheet type financing. The other key point it's not going to affect your debt limit so later on if the Town decides you

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 2**

want to build a new water treatment plant or park; it's not going to affect your ability to bond for projects later on because you're already currently and annually funding that utility pool of money. So one way to think about it is you can either continue to fund that pool of money and do nothing or do the street lighting project, pay the same amount for the first part of the financing and then once the financing drops off, that's when you really start generating that positive cash and your utility fund would drop down to what your new spend would look like. So if we go to Page 8, Nick and I met probably three months ago and we took a look at some utility bills, got a feel of what the Town's utility spend is on the street lighting, took a look at the breakdown of the maintenance costs. In New York and really across the Country on the utility bill about 60-80 percent of the actual cost is attributed to maintenance. The energy portion is really just a fraction of what the overall bill is. Last November of 2015, New York State passed legislation enabling municipalities to purchase the street lighting back from the utility because what they recognized is when you're paying 60-80 percent maintenance costs and not getting the maintenance that comes with that number, they recognize there's a huge cost savings in municipalities taking ownership in the street lighting system. That happened last November. This November, November 1 the Public Service Commission approved rate tariffs for customer-owned street lighting. So everything's in place now, it's just a matter of going through the process and I'll talk to you a little more about that. If we go to this first table here, this is breakdown of the project financials so the first line item is the upgrade. This is the actual upgrade taking that high pressure system, high pressure sodium system that you currently have, and upgrading to LED. The next line item is the purchase of the street lighting system. So we're estimating about \$25,000 to purchase back from Central Hudson. So when you lump those two together, you've got about \$107,000 is your finance total with a year one utility savings of roughly \$2,800. The next line item shows you what you're currently paying for maintenance is about \$20,000. We're proposing an annual maintenance cost of \$5,000. Of that \$5,000 would be, and this is a conservative number, if SMARTWATT were to maintain the system after taking ownership of it. So if you don't have the ability in-house, if something were to happen, if somebody hits a pole and the pole goes down and the fixture breaks off and you need to replace the mast arm and the head, that maintenance plan would cover things like that. Because of LED technology having such a long life, there's not going to be a lot of regular replacement because what we propose upgrading with has a rated useful life of about 25 years and a 10 year warranty. So the fixtures, they're going to last a long time. The maintenance program would really be for if something were to happen, a series of poles goes down and you need to replace a half-dozen heads, so that's what that fee is. This is, like I said, a conservative number. Once we go through the next steps, we would negotiate what level of service the Town would need and what the appropriate cost for that should be. At this point it's really more of a placeholder, but when you deduct that \$5,000 from \$20,000, it leaves you about \$15,000 a year in maintenance cost savings, combine that with the energy and it puts you just under \$18,000. The finance term would be seven years. We put an interest rate of about 3.1 percent. We are financing projects for mid-2s right now, it just depends on where the market is at the time of going out for financing. Next page is the cash fund. It shows you how it all flows out. I think the important road to take a look at is on the bottom, the dark gray. What we like to do is show you a minimum term cash flow and by doing that by having the shortest finance term possible, you're going to pay less interest in the long haul. After seven years which is when the lease payment drops off, the Town would recognize about \$14,000 in cumulative cash flow. If you go down to the next set of rows, over 20 years that number equals about \$350,000. Keep in mind the system's got a rated life of about 25 years so it's going to pay for itself roughly three or four times over. I did include a little box on the bottom. One thing I wanted to point out is for the first seven years you are going to continue to fund that utility account as you normally would. So the first seven years there's no initial savings. You get the upgrade, that's when you are paying it off. After that seven year period, the payment drops off and then you're going to have a significant reduction in your maintenance cost. So that could equal savings to the taxpayer. Like I said before there is absolutely no increase in taxes by funding this. Any questions on the financial structure?

**Supervisor Dellisanti:** Just to go back quickly, the delivery charge from Central Hudson, that is going to always exist. You're going to be giving us the fixtures and the LED lights.

**Greg Royer:** Yes, right. The delivery charge is still going to be there, you're just going to be put in a new rate classification. So by going to LED, that rate is going to significantly drop because the way the utility looks at it is if you have a 250 watt high pressure sodium lamp, you're going to get charged a certain wattage range. That rate is going to be much higher than if you compare

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 3**

it to a LED-equivalent. It's going to drop you down into a lower wattage range which equals a lower cost per kWh. I've got the breakdown on the next page. If you go to Page 10, this table here just shows the quantity and the wattage of the existing so the second row down 250 watt cobra head is actually using 296 watts because there's a ballast factor on that fixture. If you go over to the proposed technology, the LED, that 296 watts would be replaced with a 75 watt LED fixture which equals 221 watts just for that lamp in savings which is pretty significant. The LED technology has come a long way. They've gotten so efficient and the life span on these things, they just go forever. One thing that I did want to explain is...

**Deputy Supervisor Ruso:** That represents what we actually have in place and this is only in the lighting districts or is it elsewhere?

**Supervisor Dellisanti:** Just the lighting district.

**Greg Royer:** Yes, as far as I know unless there's more that we haven't seen yet.

**Deputy Supervisor Ruso:** The Lighting Districts 1 and 2 and there's some that are Townwide General. They're here and there; I think we only have budgeted \$2,500 for the year for the General Fund.

**Greg Royer:** So what we're looking at is the bills for Townwide from Central Hudson which equals about \$30,000 a year. Everything that's on that billing is included in this table.

**Supervisor Dellisanti:** That was around \$1,700 a month in that area for the street lights. I think we just signed one of those vouchers.

**Councilmember Irving:** After seven years, we're financed. We don't anticipate a large growth or an increase in the LED lighting, but let's just say hypothetically that we had to grow that system by half again, how would we negotiate the terms for additional lighting?

**Greg Royer:** Probably the easiest way to do it is to have Central Hudson put them up for you because you're going to have to use their electric grid to get the power to light them. If they've got to do trenching and boring to get that power to where you need it, that's probably going to be your best solution, but you've got the option of purchasing outright. So what a lot of municipalities do which you've done is they say 'we'll put them up, no out-of-pocket costs, and you just pay us this high maintenance fee.' What they're doing is building in their recuperation cost into that maintenance bid. You could have a private contractor do it, it's something we could do for you. I guess it's one of these things down the road we probably want to weight both options and see where it sits.

**Councilmember Irving:** I don't anticipate seeing this type of lighting that we have now existing in seven years. I think everything is going to be LED.

**Greg Royer:** Absolutely. The big change, LED is not going to go anywhere for a long time. The biggest change you're going to see in LED is what they call the efficacy of the fixture. So the lumens per watt are going to consistently increase, but a lot of people say 'well, why don't we wait.' By the time you've waited for the next best thing, the next best thing is already being developed and you've missed out on all those savings.

**Councilmember VanEtten:** You said that you take care of all maintenance, but this \$5,000 is a low estimate. You would have to figure out what exactly we need and what the maintenance costs would be.

**Greg Royer:** I think that's a high estimate; going forward that number should go down.

**Councilmember Irving:** If I remember what you said, you said that typically if there's an accident, a pole is damaged, the background was in LED lighting normally is practically maintenance free.

**Greg Royer:** The way they're rated, it's called an L70 rating. So once the fixture reaches a 30 percent depreciation of it's original lumen output, they consider it end of useful life. It may

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 4**

gradually drop down to 60 percent, 50 percent over the next ten years. So it's not like it just dies after 25 years, you may get another 10-15 years out of it. How they rate the fixtures, that's what they consider useful life. By then though the project would have paid for itself three or four times over and then maybe once that next tier of technology is out, it may be time to look at a similar project.

**Deputy Supervisor Ruso:** We've been placing and getting LEDs put in as bulbs go bad, how is that reflected in here? Is that the cost that we've always put out, those fixtures stay in place?

**Greg Royer:** Those can stay in place. What we would do is still buy them back from the utility and then they would just be included in the overall program. The buyback costs would be included in that buyback and then they would just be included in the maintenance. It doesn't make sense to upgrade them unless they're really cheap inefficient LED fixtures.

**Deputy Supervisor Ruso:** I think 14 of them looks like here.

**Greg Royer:** Yes, or we could, to make them consistent, just upgrade them. Those are things that we'll talk about during the next steps if you decide to move forward.

**Ellie Alfeld:** I have to ask a couple of questions with this. Am I correct in understanding that you are more or less talking about the LED light with the arch that carries the light above the pole, but not the pole nor any of the structure of that pole would not be your balliwick, it would be Central Hudson still?

**Greg Royer:** The mast arm and the fixtures is the only thing you're buying back. The pole, the utility is always going to own that because they've got telephone lines, cable lines.

**Ellie Alfeld:** That's what I'm trying to get to. So in other words, instead of paying one provider, Central Hudson, I'm going in fact to be paying two providers -- you for your half, Central Hudson for it's half because they're still going to want some kind of maintenance or fees or something for their poles. And in fact they have just installed, I think people are aware, a mess of all new poles in New Baltimore at least down in District 1 that I know of. That's first. Second of all you have already examined and I didn't even hear of this place before, but you've already examined the Town and what it has as far as Lighting Districts and the capacity of those Districts. Why is it worth it to you to come into such a small town that really can't contribute too much to your Company's gross and it seem to me you said something to the affect that we wouldn't really have to be paying anything for a certain amount, it wouldn't cost us a certain amount over 4-7 years, but I'm still going to be paying the 3 percent or 2 1/2 percent or whatever you got on the bond market or whatever for this project. Am I right?

**Greg Royer:** First question, yes, so just like the cable company and the telephone company, you rent space on the pole. You're doing the same thing at 60 cents per pole per month. That's factored into the financing. Second question...

**Ellie Alfeld:** How is it worthwhile to you?

**Greg Royer:** Project size. This is what we do. We're in business to help and that's all I do is municipal projects.

**Ellie Alfeld:** You've got to be making money.

**Greg Royer:** Projects under \$50,000 is too small for us probably, but this is over that. You're a local municipality; we work with a lot of smaller ones. We're not a big huge company like a Siemens or Johnson Controls. Quite frankly, they don't look at projects under \$3,000,000. For us, this is the type of business we like. The last question about the bond rating, when you're financing whether you do a bond or a tax-free lease, money's not free to borrow, but that's factored into this. So by law the project has to be at least budget neutral. If it's not then you're in violation of the law. So what we do is we guarantee the savings. That's one thing I forgot to mention is the savings numbers that are on there, SMARTWATT guarantees so when you go to finance the project the bank's going to be looking at us, at our financials as hard as they're going to look at the Town's, because if there's a shortfall, we're guaranteeing we are going to save you

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 5**

\$25,000 a year but you only save \$20,000 and you've only got \$20,000 to pay the bank, they're going to come to us for that difference. What we do is after the first couple years, we do what's called Measurement and Verification. We come back make sure you are actually saving what we said you were going to save and if there is a shortfall, we pay the bank the difference.

**Deputy Supervisor Ruso:** The shortfall between what?

**Greg Royer:** The savings.

**Councilmember Briody:** Estimated versus actual.

**Councilmember Irving:** To relate to it, thought, I think it sounds pretty similar. I have a solar system on my home; you have to pay \$50 a month, roughly \$50 give or take, to Central Hudson, the power company, irregardless if you use any power at all for that hookup. Basic service. Even if you don't use one kilowatt, you still have to pay that hookup, that delivery fee, to your home. So this pole is a delivery and then with the company I have, I won't mention their name, they guaranteed the use of my power production and they guaranteed me 60% of my power production and they didn't match that once in two years and they send me a check, so it's guaranteed and guaranteed in writing.

**Greg Royer:** It's called a guaranteed savings agreement basically. Page 11 we pretty much hit all these points; again ten year warranty on the fixtures. We're not going to be looking at cheap stuff made in China; it's all typically going to be US-made Phillips, Free, GE, top tier manufacturers that carry that 10 year warranty. What's nice about the LED technology is it's a cleaner, brighter lighting source so to the human eye the color rendering index, it's going to look brighter even though you're using much less lumens that what you currently have. The hope is with a brighter, more evenly distributed lighting system, driver safety is going to increase. So just a couple benefits of it. Page 12 we've done the no cost PFA, we call it Preliminary Feasibility Assessment of the street lighting system, next step is for the Town to issue an RFQ to solicit two energy service companies like SMARTWATT. Once you get responses back, then the Board makes a decision to pick what company they want to work with to do this project. Assuming SMARTWATT gets it, the next step for us would be to do an investment grade audit. So that's when we come back, we do a full-blown design photometrics which are the lighting output of the new system. To give you an idea, we'll do mockups, GPS mapping of the current system. We put all that together, present the final price, the final savings numbers that we're guaranteeing and then the Board makes a decision whether to move forward or not. If you do move forward, behind the scenes we'll be working on securing financing. What we do is we have no stake in the financing, but we work with the banks pretty regularly. We know exactly what they need. We'll send them a cash flow, some technical aspects of it, financials, things like that and then we'll send it to Key Bank, Bank of America; there's several banks that do these types of leases. We'll get all their terms and rates back, present it back to the Town and say 'pick who you want.' And then you secure the loan directly with them not through us. Once that happens, we go to construction and start realizing savings from there. I did, just to point out these next steps chart, the next few slides are really just a detailed breakdown of what I just went over with you. My contact information in on the very last slide. I did also include, which starts on Page 17, Article 9 that New York State legislation so if you want on your free time to take a look through that, that's included on there.

**Councilmember Ruso:** Maybe I missed something. On Page 15 what are the requirements that we have to train the employee to accomplish?

**Greg Royer:** So if you decide to maintain the system, we would train your guys how to do maintenance work on it. You could, I would advise against it, but you could do an advanced control system which gives you live outage reporting of the street lighting system, you can dim it down in certain areas after a certain time of day or time of night. That's probably a little extreme for the size of the system that you have. But really training is just getting your maintenance people up to speed on the new system if you decide to take any of that maintenance on.

**Supervisor Dellisanti:** Article 9 allows us to do an RFQ instead of an RFP?

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 6**

**Greg Royer:** You can do either or. RFQ has become a popular method. Most of the projects we respond to do an RFQ, but it's really your choice what makes the most sense. Any questions?

**Supervisor Dellisanti:** We've got a little bit to digest.

**Greg Royer:** And if you do, feel free to shoot me an email, give me a call. Be happy to answer any questions you may have.

**Councilmember Briody:** The fixtures as they stand right now, are they Town fixtures on the pole or are they actual Central Hudson's?

**Greg Royer and Supervisor Dellisanti:** Central Hudson's.

**Councilmember Briody:** So the one's that were updated with LEDs, Central Hudson updated them for the Town.

**Supervisor Dellisanti:** When the light goes out, they will update them and put the LED in.

**Councilmember Briody:** I understand that.

**Deputy Supervisor Ruso:** We have to pay for that though.

**Supervisor Dellisanti:** That's a cost.

**Councilmember VanEtten:** It wasn't free.

**Greg Royer:** When you do the buyback, the LEDs that they already upgraded, when you look at the depreciated value of what you're buying back, those are obviously going to stand out on the line breakdown because those are going to be the highest buyback part.

**Councilmember Briody:** They replaced the full fixture, it wasn't a retrofit?

**Supervisor Dellisanti:** No it's a full fixture.

**Greg Royer:** Full replacement

**Supervisor Dellisanti:** Greg, thank you very much for coming tonight. I appreciate it.

#### **APPROVAL OF MINUTES**

The November 28, 2016 Town Board Work Meeting submitted by Town Clerk Finke, Moved by Supervisor Dellisanti and was seconded by Councilman Ruso. The adoption of the foregoing Motion was duly put to a vote and the vote was as follows:

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten

NAYS:

ABSTAINED:

ABSENT:

#### **PUBLIC COMMENT**

**Ellie Alfeld:** I will announce that we're going to be having our luncheon at the Church on Wednesday. I believe it's baked ham and so far the weather may be cold, but it doesn't look like it's going to be snowy.

**Deputy Supervisor Ruso:** What day is that?

**Ellie Alfeld:** It's always Wednesday and we serve promptly at noon.

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 7**

**Alfred Suwara:** I just wanted to introduce myself. I bought quite by accident some land at the tax sale on East Hawley Lane in September with a friend of mine, Shama Hekim. She bought property next to us, the old New Baltimore LLC property. It's a combination of about 450 acres. I just wanted to come down and see everybody. We're in the process, I had a meeting today with the DEC, but they didn't show up and the Army Corp. of Engineers because of weather so it's been postponed. But I'm actively pursuing trying to get into the property on the old East Hawley Lane and try and reopen the road. I understand the bridge washed out in Hurricane Irene so I was just wondering from a municipal standpoint. I did have a conversation at one point with the Highway Supervisor and he said that the road was, that he didn't think the Town would have any interest, that the road was abandoned at some point. My question because I was reading in the paper last week that the Town of Prattsville got \$1.7 million to rebuild a bridge on Route 23 in the last few weeks. My question is if the Town has any avenues to pursue any public funding to get that bridge rebuilt and to get the road reopened. At this point in time Gordon Bennett was nice enough to lower the taxes significantly, but the larger piece of land that I own is assessed at \$383,000 and I have a substantial amount of catching up to do in January with the taxes, catching up with the old rate which was assessed at \$598,000. But at this point we're still proposed to be lowered to \$383,000 for the big piece of land and the other piece of land that Shama has was \$244,000 and it's going to be possibly lowered to \$156,000.

**Supervisor Dellisanti:** Are there any structures on the property?

**Alfred Suwara:** There's no structures that I know of. I have not even been able to get into the property.

**Ellie Alfeld:** I believe I've walked the property years ago, have you walked it?

**Alfred Swarora:** I did go in with some loggers up through off of River Road and I did go down the gas pipeline right-of-way and along the railroad tracks. In fact when Gordon was talking to the lady in the office, he mentioned something about a fire tax. I'm a retired fireman from New York City and I thought it was humorous in the way that we're paying a fire tax, but we can't get a fire engine into our property for one thing. The other thing is there's a gas pipeline, there's an electric pipeline, I understand they actually have an electrical communication line for Washington that used to go to the silos in Plattsburgh for the missile defense system. There's a telephone line so everybody has a right-of-way through the property, but I'm unable to get to it. We tried to give it back to the County; we were so frustrated actually much like I'm doing here. It's a very frustrating situation so I'm approaching the Town to see if there's anything you can do to help us in any way at all possible so we can get access to our property. There's a significant amount of land around that's going to conservation easements, there's Scenic Hudson with Karl Zacek. I spoke to him on the phone a little bit and we offered to give him a deal. We had a \$20,000 down payment so we decided to carry through. We're here and so I just wanted to say hello and put you guys like, say howdy do. I used to be the bouncer at the Cabins, I don't know if I threw anybody out. We had quite a few rowdy, but I apologize.

**Deputy Supervisor Ruso:** Do you have any plans of building a dwelling, your home or somebody's home there?

**Alfred Suwara:** We would like to put a home in, but right now we have no plans at all. I have a tractor, I have some farmers that have interest in farming the land, there's loggers that we want to get the logs out. There's quite a bit of logs in there and I can't even get my tractor in there.

**Deputy Supervisor Ruso:** Hawley only goes a little stretch.

**Alfred Suwara:** It's about 900-1,000 feet from the cul-de-sac from where the plow turns around. That's the dilemma that we have so I just wanted to approach you and see if you had any ideas or just kind of say howdy do. I'll be your neighbor.

**Supervisor Dellisanti:** Thanks for coming down, I appreciate you coming down.

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 8**

**Alfred Suwara:** I will leave you some contact information. I signed in there with my address. I live over by the Zoom Flume in Cornwallville and my friend, Shama and her husband, bought the Country Place Resort by the Zoom Flume. So they're running the hotel. She said to me 'how are you going to the tax sale?' Usually you go down and investigate these things and then we got caught up in the fever and there you were, we bought it. Oddly enough that's I guess you had some awful projects that were proposed there at one time because there's 300 feet of clay.

**Ellie Alfeld:** That's what I was referring to when I said 'have you walked it?'

**Alfred Suwara:** Just between me and the wall, I would be willing to put a contingency in the deed that there would never be a landfill on the property if we could get our access so it may be good to alleviate some of the fears. I have 50 acres over in Cornwallville. I have a big garden and a bunch of deer feeding out in the yard. That's the extent of the development I did on that property. I heard stories and like I said we walked in quite by accident. I heard stories about the land being cut off to prevent the dump from going in which was the Fresh Kills Landfill when they were going to close it in Staten Island, Waste Management was trying to get it up here. I don't know other than that. Is there anybody in the Town municipal arm of the Town government that could possibly see if there's any money available to open that road and get the bridge rebuilt?

**Deputy Supervisor Ruso:** I think we have to talk with the Highway Superintendent and see what his thoughts are. I don't know about this bridge, that's a much more difficult project. Obviously a road is different than a bridge.

**Ellie Alfeld:** It's hard getting in there.

**Councilmember Irving:** I'm not familiar with the property, does the railroad go through any portion of it.

**Alfred Suwara:** Yes, CSX goes through it.

**Councilmember Irving:** It actually goes through the property.

**Alfred Suwara:** I can show you the map. To be honest with you, since I'm on film I have to be.

**Councilmember Irving:** Because I know the fire company's been down there a few times.

**Alfred Swarora:** I've heard there was fires on the Thruway or brush fires and things like that.

**Councilmember VanEtten:** I kind of think we are going to need to look into this further before we can make any decisions. I really don't have any information.

**Alfred Suwara:** I just wanted to say hello, howdy do.

**Councilmember VanEtten:** I really don't know if there're grant money available for something like this. It looks like all the grant information we've gotten that we have not seen anything that would apply to that. We keep looking, but we get emails on grant information for projects and I've not seen anything that would apply to something like this.

**Councilmember VanEtten:** From my standpoint, I know I'm like after the fact, but it is a natural disaster that struck us.

**Supervisor Dellisanti:** There's not much we can do tonight.

**Alfred Suwara:** I'm not asking, I just wanted to put it on the radar. The point I'm trying to make is it was a natural disaster and it was Hurricane Irene and FEMA has money. I don't know if there's still money out there. It would seem like a shame if it was still money available to help get a bridge rebuilt in the Town and we have a significant amount of land that is being for lack of a better word harmed by not having a bridge there and not having a road open. To have a \$1,000 a month tax encumbrance for land that I can't even drive my tractor onto is really hard for me to go to bed at night and I wake up in the morning and say 'what did I do.'

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 9**

**Councilmember VanEtten:** So you bought this after the bridge was already down when you bought this property.

**Alfred Suwara:** Yes.

**Ellie Alfeld:** Sight unseen.

**Deputy Supervisor Ruso:** He just bought it recently he said.

**Alfred Suwara:** At the auction. Partially one of the reasons I bid, and I won't take up too much of your time, but part of the reasons that I bid on it because when I saw the Tax map it shows East Hawley Lane running through the property. So I said 'oh, I have a road running right through the property.' Just to tell you like I said I didn't do a lot of investigating, but here's a map that shows a road through the property and then I get over there and I can't get it.

**Councilmember VanEtten:** Have you contacted FEMA at all I'm curious?

**Alfred Suwara:** I have not contacted FEMA. I just read the article. It's much like I was trying to get area lights on my property, I own commercial property. Central Hudson has a plan for municipalities where they'll give you LED lighting. I don't know what the details are, but from what I understand I can't get it for my area lighting on my commercial property. But I have commercial property. So anyway this is the way I came to buy this, in my defense I saw a road on a map and I said 'oh look at this jackpot,'

**Councilmember Irving:** When you said 'I bought it,' you're in partnership with the property.

**Alfred Suwara:** We had kind of a handshake partnership as far as we're friends and we bought the two pieces of property. We may attempt to develop it at some point together. My name is on the deed for 320 acres lot, which is 29.00-16; 16 is the smaller piece, 17 is the biggest one.

**Supervisor Dellisanti:** Let us look into it and we'll talk to the Highway Superintendent about that road.

**Alfred Suwara:** If there's any funds available. It just seems a shame to just let them sit on the shelf short of me paying...

**Deputy Supervisor Ruso:** Do we have your phone number?

**Alfred Suwara:** I can give you my phone number. My name is Alfred Suwara and my phone number is...

**Town Clerk Finke:** And the person you bought the property with? Spell it please.

**Alfred Suwara:** Shama Hekim. I'll show you the letter from Gordon Bennett, it's right here. There's a letter from Gordon Bennett. The property is 29.00-3-16 is the smaller piece and the bigger piece is 29.00-3-17. That's the bigger piece that I have the deed too and Shama, and her name is right there and her address in Brooklyn. So we want to be good neighbors, we want to try and contribute whatever we can to the Town and we don't really want to do anything that's going to be harmful to the Town.

**Supervisor Dellisanti:** Thanks for coming down tonight

#### **CORRESPONDENCE**

Second payment of the **Greene County Mortgage Tax** came in last week at \$35,621.63. We budgeted \$80,000 for 2016 and our first payment was over \$47,000, so we're \$3,196.51 to the good in our taxes. That's one of the toughest categories to budget for since we've been doing this together, Jeff and I. We came in at the right number for a change.

**Empire State Development:** Public Hearing on State Telephone Underserved Broadband Capital Project is on December 14 at the Town of Coxsackie Town Hall, fiber-to-home network, bringing high-speed broadband services to households, businesses, and key anchor institutions.

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 10**

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION 195-2016**  
**DECEMBER 12, 2016**

**RESOLUTION TO ACCEPT BID ON 2009 CHEVROLET IMPALA**

*WHEREAS* Resolution 161-2016 dated September 26, 2016 approved the surplus of the 2009 Chevrolet Impala through GovDeals.

*RESOLVED* the Town of New Baltimore approves the bid of \$1,660 from Michael Moore, Bill of Sale 11292016.

Motion by Supervisor Dellisanti seconded by Councilmember VanEtten

**Supervisor Dellisanti:** I spoke to Michael Moore and after tonight's resolution approval he will make arrangements to pick up the car probably this week.

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION 196-2016**  
**DECEMBER 12, 2016**

**RESOLUTION AUTHORIZING SUPERVISOR TO EXECUTE AGREEMENT WITH  
COLUMBIA-GREENE HUMANE SOCIETY**

*RESOLVED* that the Town Board does hereby authorize the Supervisor to execute an agreement with the Columbia-Greene Humane Society/SPCA for the period January 1-December 31, 2017 for shelter services at a rate of \$35 per dog per day for the first ten days of housing and \$300 will be added on the eleventh day where the dog will become responsibility of the Columbia-Greene Humane Society/SPCA.

Motion by Supervisor Dellisanti seconded by Councilmember VanEtten

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION 197-2016**  
**DECEMBER 12, 2016**

**RESOLUTION TO AUTHORIZE JUSTICE-ELECT THOMAS MEACHAM  
TO ATTEND TRAINING FROM THE OFFICE OF COURT ADMINISTRATION**

*WHEREAS* the Office of Court Administration has scheduled "Take the Bench Certification Course" for newly-elected Town Justices from December 5-10, 2016 from 8 AM-5 PM with a second session scheduled in March 2017 from 8 AM-5 PM at the Third District Administrative Office in Castleton-on-Hudson.

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 11**

**RESOLVED** that Justice-Elect Thomas Meacham is authorized to attend said training and be reimbursed for mileage, tolls, and meals.

Motion by Supervisor Dellisanti seconded by Councilmember Irving

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION 198-2016**

**DECEMBER 12, 2016**

**RESOLUTION TO AUTHORIZE JUSTICE-ELECT THOMAS MEACHAM  
TO BE REIMBURSED FOR PURCHASE OF ROBE AND GAVEL**

**WHEREAS** Justice-Elect Meacham will be sworn in on January 1, 2017 at Town Hall.

**RESOLVED** Justice-Elect Thomas Meacham will be reimbursed the purchase of a robe for \$245.00, gavel \$32.50, and shipping of \$13.50 for a total of \$291.00 from Craft Clothes, Inc., Invoice No. G 59502.

Motion by Supervisor Delisanti seconded by Councilmember Briody

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION 199-2016**

**DECEMBER 12, 2016**

**RESOLUTION TO PLACE ADVERTISEMENT FOR  
MEMBERS OF LOCAL ETHICS BOARD**

**WHEREAS** an advertisement must be placed in *The Daily Mail* requesting applicants for positions for members of the Board of Ethics, as established by the Ethics Policy adopted on May 10, 2010.

**RESOLVED** that the Town Clerk will place the following advertisement, approved by the Attorney for the Town, in *The Daily Mail* for 7 days.

The Town of New Baltimore is seeking applications for the Local Ethics Board established within the Town's Ethics Policy. Members will render advisory opinions to officers and employees of the Town of New Baltimore and serve without compensation. Applicants may send letter of interest or resume, including qualification for the position to: Town Clerk Barbara Finke, 3809 County Route 51, Hannacroix, NY 12087, [clerk@townofnewbaltimore.org](mailto:clerk@townofnewbaltimore.org), or call 756-6671, Ext. 5 with questions by December 26, 2016.

Motion by Supervisor Dellisanti seconded by Councilmember VanEtten

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/26/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 12**

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION 200-2016**  
**DECEMBER 12, 2016**

**RESOLUTION TO AUTHORIZE TOWN SUPERVISOR TO SIGN  
AMENDED PROFESSIONAL SERVICES AGREEMENT  
WITH DELAWARE ENGINEERING**

*WHEREAS* Delaware Engineering previously submitted invoices for the Mill Street Pump Station Project to the Environmental Facilities Corporation who has requested an amendment to balance the total cost of the project.

*RESOLVED* the Supervisor is authorized to sign an amended Professional Agreement with Delaware Engineering.

Motion by Supervisor Dellisanti seconded by Councilmember Irving

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten  
NAYS:  
ABSTAIN:  
ABSENT:

Motion by Supervisor Dellisanti seconded by Councilmember Briody to accept surplus sign metal for the kennel at the Highway Garage.

**Supervisor Dellisanti:** Just so you know, on October 24 I wrote a letter, ‘The Town of New Baltimore has been working on a project to install kennels at the Highway Department. This project will be using sheet metal. If this material is being discarded, we would appreciate it if Joe Tanner is able to pick up for this purpose.’

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten  
NAY:  
ABSTAIN:  
ABSENT:

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION 201-2016**  
**DECEMBER 12, 2016**

**RESOLUTION TO AUTHORIZE SUPERVISOR TO PAY AUDITED CLAIMS**

*WHEREAS* the Town Clerk has presented claims to the Town Board for audit and review, and

*WHEREAS* the Town Board has audited claims 2016-12-01 to 2016-12-65, it is

*REVOLVED* that the Supervisor is hereby authorized to pay claims 2016-12-01 to 2016-12-65,

*BE IT FURTHER RESOLVED* that the Town Clerk will prepare an Abstract and hold it for public review until **January 31, 2017**.

Motion by Supervisor Dellisanti seconded by Councilmember VanEtten

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten  
NAYS:  
ABSTAIN:  
ABSENT:

**TOWN OF NEW BALTIMORE**                      **Draft 12/19/16**  
**COUNTY OF GREENE**                              **Approved 12/13/16**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**December 12, 2016 – Page 13**

General \$9,527.84 Highway \$1,620.04, Sewer 1 \$1,425.36, Sewer 2 \$31.35, Lighting \$1,733.78, Lighting 2 \$162.63, Total \$14,501.00

**UPCOMING MEETINGS**

- December 25, 2016 Happy Holiday
- December 26, 2016 Town Board Work Meeting at 7 PM
- January 1, 2017 Town Board Organizational Meeting at 12 PM
- January 2, 2017 Town Hall Closed for New Year's Day
- January 4, 2017 Zoning Board of Appeals Meeting at 7:30 PM If Needed
- January 9, 2017 Town Board Regular Meeting at 7 PM
- January 12, 2017 Planning Board Meeting at 7 PM
- January 16, 2017 Town Hall Closed for Martin Luther King Day
- January 23, 2017 Town Board Work Meeting at 7 PM
- February 19, 2017 Slide Show by Ted Hilscher on New Baltimore Hamlet: A History in Photographs at 4 PM

**PUBLIC COMMENT**

**Ellie Alfeld:** Just as a matter of curiosity, I think it was last month, a representative from Delaware Engineering was here and didn't you sign that agreement at that point in time? Did she have to bring it back right away?

**Supervisor Dellisanti:** This was an addendum to that agreement. You're not seeing things twice that's for sure.

**Clerk Finke Town:** It was at their request; that was probably at what time?

**Supervisor Dellisanti:** At 5:00 tonight.

**Supervisor Dellisanti:** One other thing to the Board members. We're updating the resolutions for the Organizational Meeting that's going to be on January 1. If anybody wants to make a change on their Committee assignments, please let me or Barb know so we can prepare that before the January 1 meeting. Any other business to come before the Board? Hearing none, motion by Councilmember Briody seconded by Councilmember VanEtten to adjourn at 7:58 PM.

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

**Supervisor Dellisanti:** Thank you all for coming.

Respectfully Submitted,

Barbara M. Finke  
Town Clerk