

NEW LISBON TOWN BOARD---SEPTEMBER 12, 2017---7:30 PM
PUBLIC HEARING ON PROPOSED EMS COMMUNICATION TOWER AT HWY GARAGE

Present: Supervisor Timothy Miller, Councilwoman Flo Loomis, Councilmen Robert Eklund, Joseph Gregory & John Pegg, Hwy. Supt. Bill Whitaker, Clerk Charlene Wells, Co. Rep. Meg Kennedy, Attorney Martin Tillapaugh, County 911 Coordinator Robert O'Brien, Residents Edward George, Barry & Sandra Braunius, Stacey Kazacos, Edward Lentz, Earl Smith, Donald Smith, Lenny Melillo, Pete Chase, Art & Nancy Mathewson

Supervisor Timothy Miller opened the public hearing at 7:30 PM and introduced Otsego County 911 Coordinator Robert O'Brien to explain why they want to place an EMS Communication tower in Garrattsville. Mr. O'Brien noted that the County has been upgrading the overall system and they have identified holes where the service is inadequate. He advised that Garrattsville is one of the worst areas and towers are also being planned for Morris and Roseboom to help fill in the gaps in service. It will cost about 3 million dollars to erect three towers, with 2/3 coming from grants and 1/3 from the County. They did a survey at the lower firehouse, but found the site was not acceptable. The Town Hall site is too high, as they need a low spot to keep the signal low in the valley. They feel the spot they have identified behind the highway garage will work. The tower would be 220 feet high, with 3 legs and no guidewires. They would have a propane tank and a small building with a backup generator. The entire site area they would use is 40 feet by 40 feet with an additional 10 feet for a parking area. If the Town Board approves of them using the site they will have a survey done and then they will draft a lease agreement. Mr. O'Brien added that the County would help to get wireless carriers to sign on to use the tower which would help cell service in the area and the Town could make some revenue.

Supervisor Timothy Miller read a letter we received from County Attorney Ellen Leary Coccoma advising that the County would be lead agency in the SEQR review and they are exempt from the Town's land use regulations. She noted that the need for a complete updated communication system is a matter of public safety. Mr. O'Brien added that they do need Town approval to use our site. Councilwoman Flo Loomis asked if there would be any lights on the tower and she hopes they would consider wildlife. Mr. O'Brien advised that there would be a light on top of the tower and they follow FCC requirements. He noted that the County is working with wireless carriers on their other towers which would put them in a good place to get some interested in leasing space on this tower. Councilman Robert Eklund questioned about insurance on the tower and how the percentage of revenue from any phone carriers would be split between the Town and County. Mr. O'Brien responded that the County's insurance would cover the tower and because the County has the biggest investment they would get more of the revenue. Lenny Melillo asked if the Town has any authority over what goes on the tower. Mr. O'Brien advised that the County would negotiate on our behalf and any support from the Town would be helpful. He added that the phone carriers would be subject to our land use regulations. Edward Lentz asked about the percentage of the lease revenue and about the generator usage. Mr. O'Brien stated that the percentage of any revenue from leasing space on the tower to others would be in our lease agreement and the generator would be for backup only. Stacey Kazacos asked if he thought that if we got wireless carriers on the tower it would cover the entire town. Mr. O'Brien thought it probably wouldn't reach the entire town with all the ups and downs we have. Councilman Joseph Gregory asked if they could build the tower higher to improve cell coverage. Mr. O'Brien responded that they only need 180 feet for their communication system so that the additional up to the 220 feet is for the phone carriers. Tom Riso questioned if we should just sell the piece of land to the County so that we wouldn't have any liability and noted that the part of the property they are looking at has a pile of gravel on it. He wondered if a different spot would be acceptable. Mr. O'Brien doubted that the County would want to purchase the land. He added that the survey company could see if any other location on the highway parcel is acceptable. Art Mathewson questioned what the life expectancy of the equipment was. Mr. O'Brien noted that the system they are replacing was 40 years old. The equipment has a five year guarantee and he hopes for a 20 year lifespan. Our lease agreement would be for five years with three automatic 5 year renewal periods. The Town would not receive any money from the County for the lease, only from space leased out to different companies. Edward Lentz asked Hwy. Supt. Bill Whitaker if locating the EMS tower in the location they have selected would be a problem for the highway department now or in the future. Supt. Whitaker advised that they can move

what is left of the pile and they have plenty of space still available. Lenny Melillo commented that the tower is needed for the enhancement of the EMS communication system. It could also give the Town some revenue and may help the communications between the Fire/EMS and the Hwy. Dept. He felt we should just lease the spot to the County, not sell it. Edward George added that if we could get better cell coverage it might help attract business. With no further comments from the floor, a motion was made by Supervisor Timothy Miller, seconded by Councilman Joseph Gregory and carried 5 Ayes/0 Nays to close the public hearing at 8:07 PM.

NEW LISBON TOWN BOARD---SEPTEMBER 12, 2017---REGULAR MONTHLY MEETING

Present: same as at public hearing above.

The regular monthly meeting was opened at 8:08 PM. A motion was made by Councilman Robert Eklund, seconded by Councilman Joseph Gregory and carried 5 Ayes/0 Nays to accept in principle the siting of an Otsego County EMS Communications tower as proposed behind the Town of New Lisbon Highway Garage on Town of New Lisbon property. After the site survey is completed we will receive a lease agreement to review.

Councilman Joseph Gregory requested the August minutes be corrected pertaining to the solar stop sign on Co. Hwy. 14 as it is already in place and he wanted to know what it did cost, not would cost. A motion was made by Councilman Joseph Gregory, seconded by Councilman Robert Eklund and carried 5 Ayes/0 Nays to accept the amended minutes for the August 8, 2017 regular monthly meeting.

A motion was made by Supervisor Timothy Miller, seconded by Councilman Joseph Gregory and carried 5 Ayes/0 Nays to authorize the Hwy. Supt. to advertise the 2009 Ford Pickup for sale on Auctions International with a \$3500.00 reserve. Previous approval was given to sell the winch from the Freightliner on Auctions International with a \$1200.00 reserve.

Hwy. Supt. Bill Whitaker advised that some work may need to be done at the Co.14/Co.16 tower site where our repeater for our radio system is. The tower is also used by Laurens Central School, the Laurens Hwy. Dept. and Laurens EMS. Laurens EMS purchased the generator which may need repairs or replacing. The fencing needs replacing. The tower hasn't been inspected in years and may need replacing. Supt. Whitaker thought it would cost at least \$10,000.00 to replace the tower. We have always paid the entire electric bill. The tower lease will have to be reviewed to see if we would have to pay to replace the tower and what if any part the County would cover. Supt. Whitaker was advised to get cost estimates on what work needs to be done.

The paving projects on Allen and Braun Road have been sealed. Supt. Bill Whitaker advised he still has one culvert left to do on Lena Road, which will be done this week. He placed stone in one location on Blue Jay Hollow as a final project from 2013 FEMA funds. Councilwoman Flo Loomis noted we should do something about invasive weeds to prevent their spreading. The grader ended up needing a computer replacement so the final bill including the transmission was \$19,332.50. It was discussed how we can keep watch of wiring issues on a regular basis to prevent future problems with equipment.

Supervisor Timothy Miller and Hwy. Supt. Bill Whitaker attended a meeting with the County Hwy. Dept. on shared services and the snow/ice agreements. We do have a shared service agreement with the County. They would like us to consider doing snow/ice on the County roads in our town because they are short on equipment and man power. We would only be paid our cost, as we could not make money on the agreement. If we did mowing roadsides for them, we could be paid an hourly rate. Hwy. Supt. Bill Whitaker advised that he would not want to do the snow & ice removal, because we don't have any additional help, but may be willing to do the roadside mowing. He felt that since our mowing equipment is older/used equipment we would need better stuff if we were to take on the county roadside mowing. The Board decided that they were not interested in taking on the responsibility of snow & ice removal or mowing of County roads at this time. Hwy. Supt. Bill Whitaker added that he does not have any problem helping out the County on their projects as they have helped us by hauling our grader.

Councilman Joseph Gregory advised that we would not be eligible for grants from the USDA because the average household income in Town is too high. We could only possibly get a loan through

their program. Lenny Melillo commented that they have placed an AED at the lower firehouse. Supervisor Miller has not yet ordered one for the Town Hall.

County Rep. Meg Kennedy noted that she will check with the County Attorney on our radio tower lease with them to see how much of repairs or possible replacement is our responsibility. She will advise the County Hwy. Dept. that the Town Board does not wish to enter into a Snow/Ice agreement or mowing agreement at this time. The Agricultural Farmland Protection Plan was approved. The plan recommends hiring an agricultural specialist to assist farmers. Discussion/estimating on creating a county wide healthcare consortium as a possible shared service is showing it might be worthwhile to pursue. It would be a County administered plan. Rep. Kennedy advised that the blinking stop sign that Councilman Gregory had asked about cost \$500.00 to \$800.00. He added that there are ancient culverts that need replacing more than the road needs expensive stop signs. Meg added that the County places them only in higher risk locations. Lenny Melillo asked her to push for us to get a good share of any revenue from potential phone carriers that may locate on the proposed EMS tower in Garrattsville.

Supervisor Timothy Miller advised that our insurance carrier has increased our building values and our premiums. The Town Hall increased from \$440,811.00 to \$559,476.00 for a \$159.00 premium increase. The Highway Garage increased from \$219,000.00 to \$586,528.00 for a \$491.00 premium increase and the Highway storage building increased from \$100,000.00 to \$256,919.00 for a \$209.00 premium increase. Hwy. Supt. Bill Whitaker has got the paperwork from the DMV for getting a new title for the 2004 Volvo after it was totaled by the insurance company. He may have to get the truck reinspected.

Parker's gravel mine is up for renewal of its permit with the NYSDEC. The DEC has sent a letter advising that they will assume lead status for the SEQR review unless we want to. A motion was made by Supervisor Timothy Miller, seconded by Councilwoman Flo Loomis and carried 5 Ayes/0 Nays to allow the NYSDEC to assume lead status in the SEQR review of the renewal permit for Parker's gravel mine.

There is a session on Emergency Operations on October 18th, 2017 at the Meadows. Supervisor Timothy Miller will be contacting NYSEG about their energy program and getting new lights for the upper firehouse. Lenny Melillo added that they really need to get some lights soon and they may need to purchase some depending on how fast the grant program works.

The NYS Dept. of Real Property Tax Services has sent notice that our final 2017 Equalization Rate is 113.13. Supervisor Miller advised that Community Bank has requested an amendment to our Third Party Custody Agreement with them. They want to go to an automated system. There is no cost to us as Community Bank pays another bank (now M & T) to cover our money over \$250,000.00. After further discussion, a motion was made by Supervisor Timothy Miller, seconded by Councilwoman Flo Loomis and carried 5 Ayes/0 Nays to sign an amendment to our Third Party Custody agreement with Community Bank, authorizing an automated collateralization system. There were no committee updates. Land Use Officer Tom Riso advised that he gave a report of new projects to the assessor.

The Board reviewed the bills prior to the meeting. A motion was made by Councilman Joseph Gregory, seconded by Councilman Robert Eklund and carried 5 Ayes/ 0 Nays to pay General Fund Bills #154 through #168 for a total of \$2,384.51 and Highway Fund Bills #141 through #158 for a total of \$113,006.59. General Fund bills #148 through #153 and Highway Fund bill #159, for a total of \$7,843.17 were paid with prior Board approval. The Supervisor's monthly report was submitted to the Board. The bill to the State Comptroller for the justice court fees (#164) was decreased by \$5.00 because they advised we had overpaid them by \$5.00 in the past.

Our insurance carrier has requested we have an inspection done of the playground. A proposal was received from B.Safe Consulting, B.Scott Kuhnly, the person who did our last playground inspection in 2012, for \$600.00. After discussion, a motion was made by Councilman Robert Eklund, seconded by Supervisor Timothy Miller and carried 5 Ayes/ 0 Nays to accept the proposal from B.Safe Consulting to inspect the playground for a \$600.00 fee.

A motion was made by Councilman Joseph Gregory, seconded by Councilman Robert Eklund and carried 5 Ayes / 0 Nays to reappoint Edward George to a new five year term on the New Lisbon Board of

Assessment Review effective October 1, 2017. Clerk Charlene Wells advised that she found out that the new landowner who resides in Germany who was interested in serving on the Board of Review can't serve because a person must be at least 18 and reside in the town to hold an appointed or elected office. Councilwoman Flo Loomis thought that the County Board of Real Property Tax Services should offer a training class online to help us attract candidates for the Board of Review. Co. Rep. Meg Kennedy will check on this for us.

A motion was made by Supervisor Timothy Miller, seconded by Councilman Joseph Gregory and carried 5 Ayes/ 0 Nays to hold the 2018 Tentative Budget meeting on Tuesday, September 26th, 2017 at 7:00 PM at the Town Hall.

We received a quote of \$200.00 from Prolifiq Sign Studio of Edmeston for a 4 ft. x 3 ft. trail sign for the Texas Schoolhouse State Forest walking trail. Supt. Bill Whitaker thought he would be able to find two posts to use. The sign will be paid for by a private donation or recreation committee funds. A motion was made by Supervisor Timothy Miller, seconded by Councilman Robert Eklund and carried 5/0 to approve the \$200.00 sign from Prolifiq Sign Studio for the walking trail. On Saturday, September 30, 2017 from 9:00 AM to 11:30 AM the NY Forest Owners Association will host a walk on the trail at the Texas Schoolhouse State Forest.

A motion was made by Councilman Robert Eklund, seconded by Councilman Joseph Gregory and carried 5 Ayes/ 0 Nays to go into Executive Session to discuss the Assessor Appointment at 9:12 PM. A motion was made by Supervisor Timothy Miller, seconded by Councilman Robert Eklund and carried 5 Ayes/0 Nays to include the Town Clerk in the Executive Session. A motion was made by Supervisor Timothy Miller, seconded by Councilman John Pegg and carried 5 Ayes/0 Nays to include Deputy Supervisor Stacey Kazacos in the Executive Session.

A motion was made by Supervisor Timothy Miller, seconded by Robert Eklund and carried 5 Ayes/ 0 Nays to exit the Executive Session and return to regular session at 9:35 PM. A motion was made by Councilman Robert Eklund , seconded by Councilwoman Flo Loomis and carried 5 Ayes/0 Nays to offer the Sole Assessor Permanent Appointment to Pamela Dyn. She will begin January 1, 2018, unless Temporary Assessor Daniel Maxwell wants to leave sooner.

A motion was made by Supervisor Timothy Miller, seconded by Councilman John Pegg to go into Executive Session to discuss Highway Superintendent appointment and include Deputy Supervisor/Budget Officer Stacey Kazacos at 9:38 PM. The Town Clerk left the meeting at this point and the following was recorded by Supervisor Miller:

A motion was made by Supervisor Timothy Miller, seconded by Councilman John Pegg and carried 5 Ayes/ 0 Nays to exit the Executive Session and return to regular session at 10:45 PM. A motion was made by Supervisor Timothy Miller, seconded by Councilman John Pegg and carried 5 Ayes/0 Nays to adjourn at 10:45 PM.

Charlene R. Wells, New Lisbon Town Clerk