

SPECIAL MEETING ON DISSOLUTION TRANSITION

SALEM TOWN BOARD

JUNE 17, 2015-6:00 P.M.

6:00 pm—Supervisor Seth Pitts called the meeting to order.

Present: Town Council Members Joseph Wever; Bruce Ferguson; Dottie Schneider; Harold Gilchrest; Supervisor Seth M. Pitts; Town Clerk Patricia Gilchrist

Others present: Ben Syden & Nicole Allen from Laberge Group; Robert Roeckle-NYS Dep't. of State; John Aspland & Kara Lais-Fitzgerald, Morris, Baker & Firth, P.C.; Rebecca Brown-Village Clerk; Caitlin Johnston-Journal Press; Ashleigh Morris-The Eagle Newspaper

Ben Syden from the Laberge Group touched on what the Town's responsibilities would be throughout the process and the timeline for the same. While the Village created and approved the Dissolution Plan, the Town does not have to follow through with the plan as outlined. The date for the Town to assume the assets and responsibilities of the Village will be April 1, 2016 (dissolution final March 31, 2016).

Both a water district (with a new water district map) and a lighting district (with a new lighting district map) will have to be created for the areas of the existing Village that will benefit from the creation of said districts. Public hearings will have to be held prior to finalization but the creation of these districts does **not** need NYS Legislature approval as thought prior. There is also a possibility of creating a special 'Debt District' for unpaid bills that are still outstanding at the time of dissolution. Any of the Village's reserve funds remaining for the water district, go to the water district; reserve funds for the highway go back to the taxpayer. Councilman Harold Gilchrest responded that he felt a sidewalk district should also be created at this time. He does not think that it is fair that residents that live outside the Village be responsible for paying taxes that will go for maintaining and installing sidewalks. Councilman Joseph Wever pointed out that both current Village and Town residents use the sidewalks now, especially in the business district and those Village residents currently pay taxes to maintain Town roads. Mr. Syden explained that under NYS law, sidewalk maintenance and installation is currently the responsibility of the homeowner/business owner, though many municipalities do chose to take care of them. He suggested that the Board hold off on the creation of another special district at this time until costs could be assessed for the creation of the same. Mr. Roeckle from the Dep't. of State also advised the Board that they did not have to match districts that the Village already had. The Town can add properties to certain districts if they feel that would be beneficial to the Town.

A Zoning Commission will have to be appointed by the Town Board, through Resolution, with review of the Zoning Law and Adoption done with the Laberge Group, the Zoning Commission, the Town Board and Town Attorney. This could be the current Village Zoning Board of Appeals, the Town Planning Board, or a combination of both. All Village codes, local laws, ordinances, rules or regulations in effect on the date of dissolution shall remain in effect for a period of two years and shall be enforced by the Town within the limits of the dissolved Village. At any point during the two-year period, the Town Board has the power to review, adopt, amend or repeal such local laws, ordinances, rules or regulations. If nothing is acted upon during the two-year period, then such laws, ordinances, rules or regulations are automatically repealed.

All franchise agreements that the Village has in place now will have to be re-negotiated, with an effective date of April 1, 2016.

The CREG grant reimbursement process covers 90% of the fees; work paid for up front by the Town. Request a waiver for attorney's fees and engineer's fee on MWBE. Any employee doing extra work for the Dissolution can be reimbursed for only the extra work. Need back-up documentation, such as the date the work was performed, type of work done, hours worked over normal hours and what was done.

Justice Court software will have to be merged as there is currently software for the Village Justice and the Town Justice. Approximately \$1,000.00 to merge according to the Office of Court Administration.

Condition of Assets from the Village to the Town-Councilman Joseph Wever feels that a needs analysis needs to be done of all Village assets before they are turned over to the Town. The water system is currently meeting all DOH requirements but what about any repairs needed to the water barn itself or to Proudfit Hall, the Village Park or the Carnival Grounds? Mr. Syden said that a Facility Needs Assessment could be done by the Village and included in their grant application since they are still responsible for their assets at this point in time. Separate discussions will have to take place regarding how the water bills will be collected and other issues specific to the water.

Mr. Syden's recommendation was that the Board should be meeting regularly and be in contact with the Village Board as the process is much more efficient and goes faster when all parties are willing to work together. Mr. Roeckle also advised that the transition would be a lot smoother if both Boards work together during the process.

Meeting was adjourned at 7:45 pm on a motion from Councilman Joseph Wever, seconded by Councilwoman Dorothy Schneider. Passed unanimously 5-0

Respectfully Submitted:

Patricia A. Gilchrist-Town Clerk