

**Town of North East
Town Board Regular Meeting**

The Town Hall

19 N. Maple Avenue, Millerton, New York 12546

Thursday April 11, 2024 at 7:00PM

Call to Order, Pledge of Allegiance

Roll call

SUPERVISOR KENNAN	HERE
COUNCILWOMAN MORRISON	HERE
COUNCILMAN FEDELE	HERE
COUNCILWOMAN WINKLER	HERE
COUNCILMAN MAYVILLE	HERE

Bookkeeper Lorna Sherman and Town Attorney Warren Replansky in attendance.
The Town Clerk Elizabeth Strauss attends via Zoom.

Acceptance of Agenda

The Agenda is amended to reflect two additions. The first is a Request for Proposals (RFP) for work on renovating the interior of the new Town Hall, and the second is a Standard Workday and Report resolution that needs to be approved, posted and sent to the State.

Motion to accept the revised agenda made by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

AYES- 5 (Kennan, Morrison, Fedele, Winkler, Mayville)

NAYS- 0

The Agenda is accepted.

Supervisor Comments

At the recent Dutchess County Supervisors and Mayors Association reorganization meeting new officials were appointed positions. The Red Hook Town Supervisor is the new President of the organization and Supervisor Kennan is now the Treasurer. It was a bi-partisan slate and they are eager to share experiences and discuss issues that Towns are facing.

At the recent American Legion Pancake Breakfast on Sunday, George Whalen of the Bank of Millbrook was there making introductions. They are looking to open a branch in Millerton. The Highway Garage Construction is substantially complete. There is a minor punch list of items. The next step is site work when Colarusso & Sons does the blacktop once the weather is warmer. Once that is done the Highway Department can move into the building. We need to install the flagpole and a sign by the road.

Next weekend on April 20th is Earth Day, a collaboration with the Town of Amenia, to be held in the Amenia Town Hall from 12-4PM. It is posted on the Town website and Facebook. We have not scheduled a bulk trash day but we are looking at Saturday May 18th.

The ZRC has reached a juncture. Edie Greenwood was invited to update the Board. They are waiting for lawyers and consultants. They are waiting for answers to two questions. Once that happens, Attorney Will Agresta will put together a draft package to send to attorneys for review and to County Planning for informal comment. Then it will be given to the Town Board for review.

On behalf of the Town Board, we want to express real genuine appreciation for the many years of diligent work on the Boulevard district. Greenwood said it has been “a wonderful committee”.

Department and Committee Reports

Highway-Superintendent Bob Stevens reports the crew is using the shared bucket truck and taking down dead trees. Supervisor Kennan spoke about what was to happen with the old Town Highway Garage. As an important asset right in the village, there is time to think about it.

Assessor- no report

Planning, Zoning, & Building Department- Reports sent previously to the Board

Town Clerk- Elizabeth Strauss previously sent a Tax collection summary to the Board. The Town and County tax collection is at 91% collected. She thanks Chris Virtuoso for his help with the taxes and especially Marcella Wheatley for her coverage of Clerk business the last few weeks.

Board Committee Activity

Recreation- Councilman Mayville and Councilwoman Morrison reminded the Board that the Millerton to Wassaic Rattlesnake Run will happen on Saturday May 4th.

Communication- Councilwoman Winkler and Councilman Mayville met and discussed looking for photos to update the website.

Housing- Councilwoman Winkler looks forward to productive dialogue with planners and developers now that zoning for the Boulevard will be in place.

Town of North East
Town Board Regular Meeting
The Town Hall
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Thursday April 11, 2024 at 7:00PM

Habitat for Humanity update

Habitat for Humanity Dutchess County is moving forward with plans for a three bedroom single family house on the property purchased from the Town. There will be informational meetings scheduled at the Town Hall in May for families interested in applying.

Report of NY CLASS

Many Towns looking to invest in short Term liquid assets have found the NY Class rates better than the bank. Supervisor Kennan distributed information about it to the Town Board. In May Joel Freeman, Senior Director of NY Class will present what they do as well as the benefits and risks. It seems to be a competitive and attractive alternative for the benefit of the Towns in NY State.

Earth Day – April 20 in Amenia

Motion to approve Renewal of Bond Anticipation Note

This Bond Anticipation Note will renew an existing BAN that expires on 4/19/2024. We had three quotes from different banks and the Greene County Commercial Bank had the best rate (4.04%)

RESOLUTION #252024

To renew a Bond Anticipation Note for the Highway Garage with the Greene County Commercial Bank

A Motion was made by Councilman Fedele and seconded by Councilwoman Winkler to approve the renewal of the Highway Garage BAN with the Greene County Commercial Bank at 4.04%.

Roll Call:

SUPERVISOR KENNAN	AYE
COUNCILWOMAN MORRISON	AYE
COUNCILMAN FEDELE	AYE
COUNCILWOMAN WINKLER	AYE
COUNCILMAN MAYVILLE	AYE

The resolution was approved by a 5-0 vote of the Town Board on April 11, 2024

Update on New Town Hall

With the help of Jeanne Vanecko in the design and reconfiguration of the New Town Hall building and Courthouse, all offices will be ADA accessible. LAN Engineering, specialists in HVAC and electrical engineering, has prepared a Request for Proposals (RFP) with local architect Larry Wentz for the full reconstruction of the interior. We must advertise on Bidnet, in the local newspaper, and on the Town website. This RFP is as Climate smart friendly as much as we can, and will be more climate smart friendly than our existing building. As the process commences the Town Board can anticipate monthly updates.

RESOLUTION #262024

AUTHORIZING THE SOLICITATION OF SEALED BIDS FOR THE REMODELING OF THE PROPERTY LOCATED AT 5603 ROUTE 22, TOWN OF NORTH EAST, CURRENTLY OWNED BY THE TOWN FOR USE AS A NEW TOWN HALL

WHEREAS, the North East Town Board determined that the existing Town Hall is obsolete in many respects, including the lack of handicap access to the second floor, and that it was necessary for the Town to either construct a new Town Hall or acquire property with an existing structure which may be retrofitted for use as a Town Hall; and

WHEREAS, the Town Board, pursuant to a Resolution dated April 13, 2023, authorized the purchase of the property located at 5603 Route 22 in the Town of North East owned by the Rhinebeck Congregation of Jehovah's Witnesses consisting of approximately 3.01 acres and an existing congregational building identified as Tax Map No. 7170-00-633229 (Subject Property) for use as a new Town Hall; and

WHEREAS, the Town closed title on said Subject Property on July 17, 2023 and is now the owner of the same; and

WHEREAS, Jeanne Vanecko, a licensed architect and resident of the Town of North East has donated certain architectural and design services to the Town and prepared a set of

Town of North East
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Thursday April 11, 2024 at 7:00PM

preliminary plans with a detailed scope of work for the remodeling and reconstruction of the Subject Property for use as a Town Hall; and

WHEREAS, the scope of work includes anticipated general, demolition and construction work (reconstruction work) and a summary, by discipline, of the remodeling required for use as a Town Hall; and

WHEREAS, the Town, with the assistance of Jeanne Vanecko, has estimated that the total cost of such work will not exceed \$390,310; and

WHEREAS, the Town Board has determined that the cost of reconstruction work can be paid for by 2024 budgeted funds in the amount of \$25,000 and \$365,310 in surplus funds. In addition, the Town has been awarded a NYS Local Community Assistance Program Grant in the amount of \$200,000 which will be used to reimburse the Town after expenditure; and

WHEREAS, the current Town Hall after completion of construction of the new Town Hall will be sold by the Town and the net proceeds will be used to reimburse the Town's surplus funds; and

WHEREAS, the Town Board authorized the Town Supervisor to execute an agreement with LAN Associates, Engineering, Planning, Architecture, Surveying, LLP for the preparation of a Feasibility Study for HVAC upgrades and electrical evaluation assessment for the new Town Hall; and

WHEREAS, LAN has provided that evaluation and assessment in a report dated February 27, 2024; and

WHEREAS, the LAN proposal set forth four (4) options for proceeding with the HVAC upgrades and associated electrical upgrades and the report has been reviewed by the Town Board and its Architect and the Town Board has determined to proceed with Option 1, as set forth in said report as the most economical and cost effective option; and

WHEREAS, the Town has retained the services of Larry Wentz of Mancini Duffy, NYC, a licensed consulting architect, to prepare a set of bid documents for the construction of the HVAC and associated electrical work as set forth in Option 1 of the Feasibility Study; and

WHEREAS, Larry Wentz has provided a proposed set of bid documents, which have been reviewed by the Town Board, the Attorney to the Town and the Town's Consulting Architect, Jeanne Vanecko, and have been determined to be acceptable in form and content.

NOW, THEREFORE, be it

RESOLVED, that the Town Board hereby authorizes the Town Clerk and the Town's Consulting Engineers and Architects to disseminate the Notice to Bidder and invite sealed bids for the furnishing of materials and labor necessary for the remodeling and reconstruction work to be performed on the new Town Hall property in the same, or substantially similar form as that submitted to the Town Board; and it is further

RESOLVED, that the bids shall be publicly opened and read on May 16th, 2024 at 2:00 o'clock in the afternoon.

This motion was offered by Town Board member Chris Mayville and was seconded by Town Board member Lana Morrison.

SUPERVISOR KENNAN	Voted Aye
COUNCILMAN FEDELE	Voted Aye
COUNCILMAN MAYVILLE	Voted Aye
COUNCILWOMAN MORRISON	Voted Aye
COUNCILWOMAN WINKLER	Voted Aye

The Resolution was carried by a 5-0 vote of the Town Board members on April 11, 2024.

Standard Work Day and Reporting Resolution

This is a regular annual filing that pertains to employees in the State Retirement system.

Town of North East
Town Board Regular Meeting
The Town Hall
19 N. Maple Avenue, Millerton, New York 12546
Thursday April 11, 2024 at 7:00PM

RESOLUTION #272024
Standard Work Day and Reporting Resolution for Elected and Appointed Officials

A motion was made by Councilman Fedele and seconded by Councilwoman Winkler to approve the Report. Votes Taken.

AYES- 5 (Kennan, Morrison, Fedele, Winkler, Mayville)
NAYS- 0

The Resolution was accepted.

Public Comments

Town Resident Bill Kish had two comments. The first concerned the illegal LED signage and the importance of enforcing the Town's zoning laws. The second comment was about permission to set up a table at the Town's Earth Day event to provide information and collect signatures regarding the negative impact of proposed Iroquois Pipeline expansion.

Supervisor Kennan said he would contact the CSC and Amenia Town Supervisor Blackman on Kish's behalf.

Councilwoman Winkler noted that a lot of signatures had already been collected.

Town resident and CAC Chair Rich Stalzer said he was also concerned about the signage in the Town and noted that the Village Fire Department sign was "getting louder and could be seen as a cautionary tale".

Supervisor's Report

Budget Adjustment

RESOLUTION #282024
Budget Adjustment #2 of 2024

A Fund had an expense increase of \$25,000 less a revenue increase of \$25,000 for a net change of \$0. Motion to accept the Budget Adjustment was made by Councilwoman Morrison and seconded by Councilman Mayville. Votes taken.

AYES- 5 (Kennan, Morrison, Fedele, Winkler, Mayville)
NAYS- 0

The Budget Adjustment was accepted.

Special Abstract

RESOLUTION #292024
Special Abstract dated March 26, 2024 totaling \$1,510.21

Special Abstract dated March 26, 2024 totaling \$1,510.21 broken down as follows:

A Fund	\$1,510.21
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Motion to accept the Special Abstract was made by Councilman Fedele and seconded by Councilwoman Winkler. Votes taken.

AYES- 5 (Kennan, Morrison, Fedele, Winkler, Mayville)
NAYS- 0

The Special Abstract was accepted.

RESOLUTION #302024
An Abstract dated April 11, 2024 totaling \$409,407.74

An Abstract dated April 11, 2024 totaling \$409,407.74 broken down as follows:

A Fund	\$297,928.18
B Fund	\$ 3,008.50
DB Fund	\$ 45,444.31
Capital Projects H1	\$ 61,688.28
Payroll T&A	\$ 258.47

Motion to accept the Abstract was made by Councilwoman Morrison and seconded by Councilwoman Winkler. Votes taken.

AYES- 5 (Kennan, Morrison, Fedele, Winkler, Mayville)
NAYS- 0

The Abstract was accepted.

Town of North East
Town Board Regular Meeting
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Thursday April 11, 2024 at 7:00PM

Voucher Committee for May 2024: Fedele & Winkler

Approval of Minutes from Meeting of 3/14/2024

Motion to approve the minutes of March 14th was made by Councilman Fedele and seconded by Councilwoman Morrison. Votes taken.

AYES- 5 (Kennan, Morrison, Fedele, Winkler, Mayville)

NAYS- 0

The Minutes are approved.

Meeting with Counsel- not needed.

Adjournment

Motion to adjourn was made by Councilwoman Morrison and seconded by Councilman Mayville. Votes taken.

AYES- 5 (Kennan, Morrison, Fedele, Winkler, Mayville)

NAYS- 0

The meeting was adjourned at 8:08 PM

/s/: Elizabeth Strauss,

Town Clerk

DRAFT: 4/23/24

APPROVED: 5/9/24