

Minutes of the regular monthly meeting of the Jerusalem Town Board held on January 15, 2014 at 7:00 P.M. PRESENT were: Supervisor Killen, Councilors Dinehart, Jones, Parson, Steppe, Deputy Supervisor Stewart, Town Attorney Bailey, Town Clerk McMichael, Highway Superintendent Martin, Town Engineer Ackart.

GUESTS: Steve Griffin, Finger Lakes Economic Development Center, John Phillips, William Pringle, Bob Evans, Earl Makatura, Doug Paddock, Neil Simmons, John Christensen; *Chronicle Express* Reporter

Supervisor Killen called the meeting to order with the Pledge to the Flag at 7:03 P.M.

A moment of silence was held in honor of Jim Barden who recently passed. Mr. Barden served on the Town Board and was very active in our community.

RESOLUTION #19-14

APPROVAL OF MINUTES – DECEMBER 2013

On a motion of Councilor Jones, seconded by Councilor Steppe, the following was

ADOPTED	Ayes	4	Jones, Killen, Parson, Steppe
	Nays	0	
	Abstain	1	Dinehart

Resolved that the minutes of the December 18, 2013 meeting be approved with a correction to the vote on Resolution #179-13 AUTHORIZE SUPERVISOR TO EXECUTE SEWER #2 GRINDER PUMP AGREEMENT. The vote was 4 Ayes and Councilor Parson voted Nay as he feels this service can be done in-house.

RESOLUTION #20-14

APPROVAL OF MINUTES – 2014 ORGANIZATIONAL MEETING

On a motion of Councilor Parson, seconded by Councilor Steppe, the following was

ADOPTED	Ayes	4	Dinehart, Killen, Parson, Steppe
	Nays	0	
	Abstain	1	Jones

Whereas a discrepancy in the 2014 Grievance Secretary salary being lower than the 2013 salary has been identified; now, therefore, be it

Resolved the 2014 salary for the Grievance Secretary be established by increasing the 2013 salary by 4%, \$12.30/hour; and, be it further

Resolved the minutes of the 2014 Organizational Meeting be approved as amended.

RESOLUTION #21-14

AUDIT OF CLAIMS - 2013 YEAR-END

On a motion of Councilor Steppe, seconded by Councilor Jones, the following was

ADOPTED Ayes 5 Dinehart, Jones, Killen, Parson, Steppe
 Nays 0

Resolved that the 2013 year-end bills be paid as presented in the following amounts:

General:	\$10,468.49
Outside Village	\$ 1,534.38
Highway DB:	\$20,757.94
Sewer:	\$39,114.04
Water:	\$ 1,373.55
Branchport Light	\$ 302.90
Trust:	\$18,396.04

RESOLUTION #22-14

AUDIT OF CLAIMS - JANUARY 2014

On a motion of Councilor Jones, seconded by Councilor Steppe, the following was

ADOPTED Ayes 5 Dinehart, Jones, Killen, Parson, Steppe
 Nays 0

Resolved that the January 2014 bills be paid as presented in the following amounts:

General:	\$3,731.99
Outside Village	\$ 59.06
Highway DA:	\$8,000.00
Sewer:	\$ 650.12
Water:	\$4,032.93

December Utilities:

General:	\$2,231.20
Outside Village:	\$ 37.57
Sewer:	\$ 253.01
Water:	\$ 253.03

RESOLUTION #23-14

SUPERVISOR REPORT

On a motion of Councilor Parson, seconded by Councilor Jones, the following was

ADOPTED Ayes 5 Dinehart, Jones, Killen, Parson, Steppe
 Nays 0

Resolved that the Supervisor's Report on the Town's finances for the month of December 2013 be accepted as presented.

PRESENTATION - FINGER LAKES ECONOMIC DEVELOPMENT CENTER

Steve Griffin presented a summary of the parameters and processes behind Finger Lakes Economic Development Center (FLEDC) projects to bring new businesses to the area and help grow those that are here. (Exhibit A)

TOWN OFFICIALS

HIGHWAY SUPERINTENDENT

- Written Budget Highway report on file in the Office of the Town Clerk.
- The speed limit signs on East Bluff Drive are currently down as they are being refaced.
- Resident Bill Pringle stated Cedar Street is in terrible shape because the road was not redone following water leak repairs. Highway Superintendent Martin will look into this.

TOWN ENGINEER

- Notes of the January 7, 2014 KPSW meeting on file in the Office of the Town Clerk.
- Three water leaks occurred due to the recent cold weather.

COUNCIL

On behalf of the Sunshine Committee, Supervisor Killen recognized and thanked retired KPSW employee Gary Dinehart, past Supervisor Daryl Jones, and past Councilor Mike Folts for their years of service to the Town.

SUPERVISOR

The conditions placed on the Brandy Bay Heights senior living complex approval by Resolution #175-13 have been met.

RESOLUTION #24-14

2013 BUDGET MODIFICATIONS

On a motion of Supervisor Killen, seconded by Councilor Steppe, the following was

ADOPTED Ayes 5 Dinehart, Jones, Killen, Parson, Steppe
Nays 0

Resolved the following 2013 Budget modifications be accepted:

General

From 1990.4 Contingent Account	\$2,542.39
To 1010.1 Town Board PS	\$.36
To 1220.1 Supervisor PS	\$.16

To:	1355.1 Assessor PS	\$.20
To:	3989.4 Public Safety	\$	541.69
To:	9010.8 Retirement	\$	560.50
To:	9050.8 Unemployment	\$	1,439.48
From	1420.4 Attorney CE	\$	13,840.00
To:	8030.4 Research CE	\$	13,840.00

General Outside Village

From	8020.4 Planning	\$	2,129.44
To:	4020.1 Registrar PS	\$.60
To:	4020.4 Registrar CE	\$	181.48
To:	9010.8 NY Retirement	\$	1,947.36

Highway DB

From	5110.4	General Repairs CE	\$	916.25
To:	5110.1	General Repairs PS	\$	916.25
From	9060.8	Health Insurance	\$	1,654.42
To:	9010.8	NY Retirement	\$	1,654.42

SUBCOMMITTEE REPORTS:

LOCAL WATERFRONT REVITALIZATION PROJECT:

The Town has been informed that the Finger Lakes Museum and Keuka College are no longer funding Don Naetzker's services under the Local Waterfront Revitalization Strategy Grant. Supervisor Killen will follow up to determine options for the Town.

BRANCHPORT HAMLET/CDB GRANT STEERING SUBCOMMITTEE:

The mission of the Committee is to implement the goals and objectives of the Branchport Hamlet Master Plan which will improve the quality of life and community image for the residents of Branchport and increase enjoyment for its visitors. The possibility of filling in the ditch in front of the Fire Hall is being coordinated with the NYS Department of Transportation. The next meeting is January 28th at 7:00pm at the Town Hall.

PLANNING BOARD CHAIR 280-A PROPOSED POLICY

No further report as the January Planning Board meeting was cancelled due to the weather.

LANG OPEN DEVELOPMENT AREA APPLICATION

No further information has been received to date.

RESOLUTION #25-14

AUTHORIZE PURCHASE OF GRADALL EXCAVATOR

On a motion of Councilor Dinehart, seconded by Councilor Jones, the following was

ADOPTED Ayes 5 Dinehart, Jones, Killen, Parson, Steppe
 Nays 0

Whereas the Town Highway Superintendent has after advertising in the Town's official newspaper, received bids from:

		Price	Annual Payments 5 Years	Total
Vantage Equipment Gradall	2014 XL3100IX	\$305,935	\$64,650.05	\$323,250.25
Vantage Equipment Gradall Used 360 hrs.	2013 XL3100IV	\$267,000	\$56,422.32	\$282,111.60
Difference		\$38,935	\$8,227.73	\$41,138.65

- Vantage Equipment New 2014 Gradall: \$305,935; Finance option 5-year \$64,650.05/year
- Vantage Equipment Used 2013 Gradall with 360 hours use on it: \$267,000; Finance option 5-year \$56,422.32/Year

Whereas the Town's Superintendent and the Town's Mechanic have reviewed the bids, and have seen, and tried out the used 2013 Gradall with 360 hours use on it from Vantage Equipment with its savings of \$38,935.00 over the price of a new machine feel that this would be the best choice for the Highway Department; now, therefore, be it

Resolved the Town Board authorize the Highway Superintendent to purchase the used 2013 XL3100IV Gradall excavator with 360 hours use in the amount not to exceed \$267,000.00 with Finance option of 5 Year annual payments of \$56,422.32 from Vantage Equipment; and, be it further

Resolved the proceeds for this purchase shall be taken from 2014 appropriation, Machinery Account DB5130.2.

RESOLUTION #26-14

COMPREHENSIVE FINANCIAL MANAGEMENT POLICY REVIEW:

On a motion of Supervisor Killen, seconded by Councilor Jones, the following was

ADOPTED Ayes 5 Dinehart, Jones, Killen, Parson, Steppe
 Nays 0

Resolved the annual review of the Town's Financial Management Policy was conducted and the Policy accepted.

ADVERTISE FOR PLANNING BOARD VACANCY

An ad will be placed in the Town's official newspaper seeking applications to the Planning Board due to David Owens' resignation.

RESOLUTION #27-14

FINGER LAKES WATER WORKS CONFERENCE ANNUAL BUSINESS MEETING

On a motion of Councilor Jones, seconded by Councilor Steppe, the following was

ADOPTED	Ayes	5	Dinehart, Jones, Killen, Parson, Steppe
	Nays	0	

Whereas; Finger Lakes Water Works Conference is hosting the Winter Meeting at Club 86 in Geneva, NY on February 6, 2014; and

Whereas; the cost for a pre-paid, pre-registered 2014 Conference Member is \$22.00/person; and

Whereas; accreditation of operator contact hours will be given for attendance; and

Whereas operator contact hours are a requirement of the NYS Department of Health for recertification; and

Whereas; instruction and training expenses were approved in the 2014 budget; now,

Therefore be it resolved to authorize attendance of up to (2) people from the Water / Sewer Department to attend the Finger Lakes Water Works Conference Summer Meeting at a cost of \$22.00/person. This expense to be funded 70% from the 8340 and 30% by 8120.

RESOLUTION #28-14

GRADE D OPERATORS CERTIFICATION COURSE

On a motion of Councilor Jones, seconded by Councilor Dinehart, the following was

ADOPTED	Ayes	5	Dinehart, Jones, Killen, Parson, Steppe
	Nays	0	

Whereas; the Grade D Operators Certification Course is being offered at SUNY Morrisville on March 18-19, 2014; and

Whereas; the NYS Health Department requires that the Keuka Park Water District has an operator with a Class D Operator Certification; and

Whereas; instruction and training expenses were approved in the 2014 budget; now,

Therefore be it resolved to authorize Lee Hardy to attend the Class D Operators Certification Course at SUNY Morrisville at a cost not to exceed \$500.00 which will include class registration, meals and hotel accommodations. This expense to be funded 30% from 8120 and 70% from 8340.

RESOLUTION #29-14

CODE ENFORCEMENT OFFICER - FINGER LAKES BUILDING OFFICIALS ASSOCIATION TRAINING ACCOMMODATIONS

On a motion of Councilor Steppe, seconded by Councilor Dinehart, the following was

ADOPTED Ayes 4 Dinehart, Killen, Parson, Steppe
Nays 1 Jones

Whereas Resolution #176-13 authorized the Code Enforcement Officer to attend the Finger Lakes Building Officials Association educational conference to be held March 17-20, 2014 in Henrietta, New York; and

Whereas the 2014 budget includes funds for overnight accommodations for said conference; now, therefore, be it

Resolved hotel expenses be authorized in the amount of \$368.00 payable to RIT Inn & Conference Center. This expense to be funded from 8010.4.

RESOLUTION #30-14

TOWN ENGINEER'S REQUEST FOR DENTAL INSURANCE

On a motion of Supervisor Killen, seconded by Councilor Dinehart, the following was

ADOPTED Ayes 5 Dinehart, Jones, Killen, Parson, Steppe
Nays 0

Whereas Town Engineer Wayne Ackart was enrolled in the Town's Dental Insurance Program as a term of employment; and

Whereas he voluntarily dropped said coverage as of 2012 and now desires to be reinstated with the premium to be fully reimbursed to the Town; now, therefore, be it

Resolved that Town Engineer Ackart re-enroll in the Town's Dental Insurance Program effective 1/1/2014. Coverage will be limited to a single plan with the cost to be fully reimbursed by Mr. Ackart.

PUBLIC CONCERN:

Bill Pringle stated concerns regarding the whereabouts of an employee during work hours. Mr. Pringle was instructed to provide details of the incident so this can be looked into further.

Yates County Legislator Doug Paddock reported following discussions at the December Town Board meeting on a comprehensive plan for Yates County, the County Administrator and Planner met with Renee Bloom, Keuka Housing Council Executive Director to help her situation. A County housing plan will be done and Keuka Housing Council will apply for grant funding.

With there being no further business, on a motion of Councilor Steppe, seconded by Councilor Parson, the meeting was adjourned at 7:55 P.M.

Sheila McMichael, Town Clerk



Q: Is the FLEDC related to the Yates County Industrial Development Agency?

A: Yes. In 2007, the Yates County IDA was re-branded as the Finger Lakes Economic Development Center to help market our desire and ability to help all types of businesses, not just heavy industry. We added "Finger Lakes" to help decision makers from outside of the area more quickly identify where Yates County is located.

Q: What does the FLEDC do?

A: Simply stated, the FLEDC is here to assist businesses. We do so by providing a number of programs and services designed to help businesses succeed. Whether it is low-interest financing, tax incentives or general business assistance, the FLEDC works with existing and prospective businesses to help them invest in Yates County. Successful businesses employ individuals and make additional capital investments that in turn improve the overall local economy of Yates County and the towns and villages that call it home.

Q: What incentives does the FLEDC have to help businesses?

A: The FLEDC has a number of business assistance programs. Tax elimination (called Straight Lease Back) and low-interest loans (1% - 2.6% interest rates) are the two primary programs. However we spend a vast majority of our time giving general assistance to businesses through site location services, acting as a clearinghouse of information for State and Federal programs, and on workforce development initiatives. We also work with local municipalities and community workgroups on community enhancement programs.

Q: Does the FLEDC take property off of the tax rolls?

A. Technically, yes, the FLEDC takes property off the tax rolls when it participates in Straight Lease Back projects with local businesses through the use of a PILOT (Payment in Lieu of Tax). When a Company enters into a PILOT agreement, they make an annual payment in lieu of, or instead of, a property tax payment.

Q: How does a PILOT work?

A. The FLEDC will offer an existing or new company in Yates County a break on future property tax expenses as an incentive for that company to make a capital investment in Yates County. The PILOT generally only applies to the *increased* assessed value of the property, helping them ease into the higher property taxes that come as a result of the investment. The PILOTs are structured so that the greatest savings come in the first few years following the investment by the company.

Q: How long does the typical property tax abatement last?

A: The typical property tax abatement lasts 14 years for manufacturers and 10 years for all other projects. Agreements usually result in a 100% reduction on the *increased assessed value* of the property in the first five years for manufacturers and the first year for all others, reducing by 10% every year thereafter. At the end of the schedule, the PILOT terminates and the property goes back on the taxable roll. The FLEDC has the power to rescind a PILOT agreement if the participating business fails to meet its agreed-upon economic and job creation benchmarks.