

TOWN BOARD MEETING  
TOWN HALL, MAHOPAC, N.Y.

A Regular Meeting of the Town Board of the Town of Carmel was called to order by Supervisor Kenneth Schmitt on the 3<sup>rd</sup> day of March, 2021 at 7:09 p.m. at Town Hall, 60 McAlpin Avenue, Mahopac, New York. Members of the Town Board present by roll call were: Councilman Schanil, Councilman Barile, Councilman Lombardi, Councilwoman McDonough and Supervisor Schmitt.

The Pledge of Allegiance to the Flag was observed prior to the start of official business. A moment of silence was held to honor those serving in the United States Armed Forces.

Supervisor Schmitt announced that the Town Board met in Executive Session at 6:30 p.m. for an update from Councilman Barile and Councilman Schanil regarding the current PBA negotiations. He noted that the Town of Carmel’s three union contracts will expire at the end of this year and expressed hope that agreements will be in place with the Police, IBT, and CSEA in time for the Town Board’s 2022 budget preparation process.

**CARMEL SEWER DISTRICTS #2, #4, #5, #6, AND #7 AND CARMEL WATER DISTRICTS #2, #3, #4, #5, #6, #7 AND #12 - ADVERTISING FOR BIDS AUTHORIZED FOR PURCHASE AND SUPPLY OF CHEMICALS FOR TREATMENT PLANTS**

RESOLVED that the Town Board of the Town of Carmel, acting as Commissioners of the various water and sewer districts within the Town of Carmel, pursuant to the request of Town Engineer Richard J. Franzetti, P.E., hereby authorizes Town Clerk Ann Spofford, to advertise for bids for the purchase and supply of chemicals for the wastewater treatment plants servicing Carmel Sewer Districts #2, #4, #5, #6, and #7; and the water treatment facilities servicing Carmel Water Districts #2, #3, #4, #5, #6, #7 and #12; and

BE IT FURTHER RESOLVED that the Town Engineer is to furnish detailed specifications for the above to the Town Clerk to be used in conjunction with the Town's general bid conditions and specifications.

Resolution  
Offered by:     Councilman Schanil  
Seconded by:   Councilman Lombardi

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Robert Schanil	<u>X</u>	<u>          </u>
Michael Barile	<u>X</u>	<u>          </u>
Frank Lombardi	<u>X</u>	<u>          </u>
Suzanne McDonough	<u>X</u>	<u>          </u>
Kenneth Schmitt	<u>X</u>	<u>          </u>

**SEWAGE/WASTEWATER TREATMENT PLANTS - ADVERTISING FOR BIDS AUTHORIZED FOR SLUDGE HAULING SERVICES**

RESOLVED that, the Town Board of the Town of Carmel, pursuant to the request of Town of Carmel Town Engineer Richard J. Franzetti, P.E., the Town Board of the Town of Carmel, acting as Commissioners of the various sewer districts within the Town of Carmel, hereby authorizes Town Clerk Ann Spofford to advertise for bids for sludge hauling services for the various sewage/wastewater treatment plants within the Town of Carmel; and

BE IT FURTHER RESOLVED that the Town Engineer is to furnish detailed specifications for the above to the Town Clerk Ann Spofford to be used in conjunction with the Town's general bid conditions and specifications.

Resolution  
Offered by:     Councilwoman McDonough  
Seconded by:   Councilman Lombardi

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<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Robert Schanil	<u>X</u>	<u>          </u>
Michael Barile	<u>X</u>	<u>          </u>
Frank Lombardi	<u>X</u>	<u>          </u>
Suzanne McDonough	<u>X</u>	<u>          </u>
Kenneth Schmitt	<u>X</u>	<u>          </u>

**TOWN-WIDE COLLECTION OF REFUSE, GARBAGE, RECYCLABLE MATERIALS AND BULK COLLECTION - ADVERTISING FOR BIDS AUTHORIZED**

RESOLVED that, pursuant to the request of Town Engineer, Richard J. Franzetti P.E., the Town Board of the Town of Carmel hereby authorizes Ann Spofford, Town Clerk, to advertise for bids in connection with the Town-Wide Collection of Refuse, Garbage, Recyclable Materials and Bulk Collection; and

BE IT FURTHER RESOLVED that the Town Engineer is to furnish detailed specifications for the above to the Town Clerk to be used in conjunction with the Town's general bid conditions and specifications.

Resolution

Offered by: Councilman Barile  
Seconded by: Councilman Lombardi and Councilman Schanil

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Robert Schanil	<u>X</u>	<u>          </u>
Michael Barile	<u>X</u>	<u>          </u>
Frank Lombardi	<u>X</u>	<u>          </u>
Suzanne McDonough	<u>X</u>	<u>          </u>
Kenneth Schmitt	<u>X</u>	<u>          </u>

Councilman Lombardi stated that he and Councilman Schanil would like the opportunity to review the list of complaints compiled in the Engineering Department in connection with the current garbage contractor before the bid specifications are distributed so that any necessary modifications to the specifications could be made.

Councilwoman McDonough suggested that the material be reviewed by the entire Town Board.

**FINAL BUDGET MODIFICATIONS FOR THE PERIOD ENDING 12/31/2020 AUTHORIZED - BUDGET REVISIONS SCHEDULE #2020/05 AND #2020/05A**

WHEREAS the Town Comptroller Mary Ann Maxwell has reviewed the proposed Final Budget Modifications for the period ending December 31, 2020 with the Town Board which are detailed and explained on the attached Budget Revisions Schedule #2020/05 and #2020/05A; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Carmel hereby authorizes and ratifies the Final Budget Modifications/Revisions for the period ending December 31, 2020 as shown itemized on schedule #2020/05 and #2020/5A which is attached hereto, incorporated herein and made a part hereof.

Resolution

Offered by: Councilman Lombardi  
Seconded by: Councilwoman McDonough and Councilman Schanil

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Robert Schanil	<u>X</u>	<u>          </u>
Michael Barile	<u>X</u>	<u>          </u>
Frank Lombardi	<u>X</u>	<u>          </u>
Suzanne McDonough	<u>X</u>	<u>          </u>
Kenneth Schmitt	<u>X</u>	<u>          </u>

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TOWN OF CARMEL  
BUDGET REVISIONS FOR DECEMBER 2020 #2020/05

BUDGET REVISION NUMBER	ACCOUNT	ACCOUNT TITLE & TRANSFER DESCRIPTION	INCREASE USES & SOURCES OF FUNDS	DECREASE USES & SOURCES OF FUNDS
GENERAL FUND				
1	100.1620.0022	BUILDING SPECIAL EQUIPMENT	30,910.00	
	100.1989.9871	EQUIPMENT RESERVE	*	30,910.00
		- PROVIDE FOR PURCHASE OF 2015 FORD F250 PICKUP FROM EQUIPMENT RESERVE		
2	100.3120.0019	POLICE STAFF OTHER COMPENSATION	59,016.00	
	100.3120.0019	POLICE STAFF OTHER COMPENSATION	50,000.00	
	100.3120.0011	POLICE STAFF UNIFORM PAY		50,000.00
	100.1989.9877	FUND BALANCE FOR COMPENSATED ABSENCES	*	59,016.00
		- PROVIDE AND TRANSFER FOR RETIREMENT INCENTIVE AND PAYOUT OF ACCRUED TIME		
3	100.4010.0040	PUBLIC HEALTH CONTRACTUAL EXPENSES	200.00	
	100.1989.4322	FEDERAL AID - COVID	*	200.00
		- PROVIDE FOR ADD'L PURCHASE OF PPE FROM ANTICIPATED FEMA REIMBURSEMENT		
4	100.9901.0099	TRANSFER TO DEBT FUND	500,000.00	
	100.1989.9909	APPROPRIATED FUND BALANCE	*	500,000.00
		- PROVIDE FOR TRANSFER TO DEBT FUND FOR FUTURE BAN PAYMENT		
5	100.1420.0044	LABOR LEGAL SERVICES	4,300.00	
	100.1420.0047	CERTIORARI LEGAL SERVICES		4,300.00
		- TRANSFER FOR LABOR LEGAL SERVICES		
6	100.1355.0042	ASSESSOR UTILITIES EXPENSE	100.00	
	100.1440.0042	ENGINEER UTILITIES EXPENSE	100.00	
	100.1610.0044	CENTRAL SERVICE PAYROLL	2,000.00	
	100.1620.0021	BUILDING MOTOR VEHICLES	1,500.00	
	100.1620.0040	BUILDING CONTRACTUAL EXPENSES	1,500.00	
	100.1620.0042	BUILDING UTILITIES EXPENSE	250.00	
	100.1620.0043	BUILDING ALARM/SECURITY	100.00	
	100.1620.0048	BUILDING CLEANING SERVICES	500.00	
	100.3120.0042	POLICE UTILITIES EXPENSE	2,000.00	
	100.3310.0040	SIGNS CONTRACTUAL EXPENSE	1,000.00	
	100.3620.0040	CODE ENFORCEMENT CONTRACTUAL EXPENSE	1,600.00	
	100.3620.0042	CODE ENFORCEMENT UTILITIES EXPENSE	100.00	
	100.1355.0040	ASSESSOR OFFICE EXPENSE		100.00
	100.1440.0040	ENGINEER OFFICE EXPENSE		100.00
	100.1610.0080	CENTRAL SERVICE EMPLOYEE BENEFIT		2,000.00
	100.1620.0044	BUILDING MAINTENANCE CONTRACT		3,850.00
	100.3120.0041	POLICE MOTOR VEHICLE FUEL		2,000.00
	100.3310.0045	STREET LINE SIGNS		1,000.00
	100.3620.0080	CODE ENFORCEMENT EMPLOYEE BENEFITS		1,700.00
		- TRANSFER FOR MISCELLANEOUS EXPENSES		
7	100.3120.0046	POLICE RENTALS/LEASES	30,000.00	
	100.3120.0027	POLICE EQUIPMENT		30,000.00
		- TRANSFER OF FUNDS FOR POTENTIAL POLICE RECORDS MANAGEMENT SYSTEM		
8	100.1440.0012	ENGINEERING STAFF OVERTIME	250.00	
	100.3120.0018	POLICE NIGHT DIFFERENTIALS	3,500.00	
	100.3620.0012	CODE ENFORCEMENT STAFF OVERTIME	700.00	
	100.8020.0013	PLANNING BOARD P/T STAFF EXPENSE	200.00	
	100.8090.0013	RECYCLING P/T STAFF EXPENSE	350.00	
	100.1440.0013	ENGINEERING P/T STAFF EXPENSE		250.00
	100.3120.0013	POLICE P/T STAFF EXPENSE		3,500.00
	100.3620.0080	CODE ENFORCEMENT EMPLOYEE BENEFIT EXP		700.00
	100.8020.0010	PLANNING BOARD STAFF EXPENSE		200.00
	100.8090.0082	RECYCLING FICA/MED EXPENSE		350.00
		- TRANSFER FOR GENERAL FUND SALARY EXPENSE		

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BUDGET REVISIONS FOR DECEMBER 2020 #2020/05

BUDGET REVISION NUMBER	ACCOUNT	ACCOUNT TITLE & TRANSFER DESCRIPTION	INCREASE USES & SOURCES OF FUNDS	DECREASE USES & SOURCES OF FUNDS
9	100.1989.0040	UNCLASSIFIED EXPENDITURES	2,980.00	
	100.5182.0040	STREET LIGHTING EXPENSE		2,980.00
		- TRANSFER FOR SNOWPLOWING OF PROPERTY DOWNTOWN		

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10	100.7020.0041	RECREATION ADMIN VEHICLE FUEL		100.00	
	100.7110.0040	PARKS CONTRACTUAL EXPENSE		2,000.00	
	100.7110.0040	PARKS CONTRACTUAL EXPENSE		25,000.00	
	100.7112.0042	MCDONOUGH FIELDS UTILITIES		300.00	
	100.7119.0040	DOG PARK CONTRACTUAL EXPENSE		3,000.00	
	100.7020.0042	RECREATION UTILITIES			100.00
	100.7110.0045	PARK MAINTENANCE CONTRACT			30,000.00
	100.7112.0040	MCDONOUGH FIELDS CONTRACTUAL EXPENSE			300.00
		- TRANSFER FOR PAVING OF SYCAMORE PARKING LOT BY TOC HIGHWAY DEPT AND OTHER MISCELLANEOUS RECREATION EXPENSES			
11	100.8664.0044	DOWNTOWN REVITALIZATION ENGINEERING EXP		3,875.00	
	100.1990.0040	CONTINGENT ACCOUNT			3,875.00
		- TRANSFER FOR DOWNTOWN REVITALIZATION SURVEY EXPENSE			
HIGHWAY FUND					
12	500.5110.0019	HIGHWAY GEN REPAIR STAFF OTHER COMPENSATION		5,108.00	
	500.5010.9877	FUND BALANCE FOR COMPENSATED ABSENCES	*	5,108.00	
		- PROVIDE FOR PAYOUT OF ACCRUED TIME			
13	500.9901.0099	TRANSFER TO DEBT FUND		500,000.00	
	500.5010.9909	APPROPRIATED FUND BALANCE	*	500,000.00	
		- PROVIDE FOR TRANSFER TO DEBT FUND FOR FUTURE BAN PAYMENT			
14	500.5140.0012	WEEDS AND BRUSH OVERTIME		1,900.00	
	500.5130.0012	MACHINERY REPAIR OVERTIME			1,900.00
		- TRANSFER FOR OVERTIME EXPENSE			
LAKE SECOR PARK DISTRICT					
15	404.7140.0042	UTILITIES EXPENSE		100.00	
	404.7140.0041	SUPPLIES & MATERIALS			100.00
		- TRANSFER FOR UTILITIES EXPENSE			
CARMEL WATER DISTRICT #1					
16	601.8310.0041	CHEMICAL EXPENSES		200.00	
	601.8310.0047	EMERGENCY REPAIRS			200.00
		- TRANSFER FOR CHEMICAL EXPENSES			
CARMEL WATER DISTRICT #2					
17	602.8310.0041	CHEMICAL EXPENSES		6,500.00	
	602.8310.0046	PURCHASE OF WATER		40,000.00	
	602.8310.0047	EMERGENCY REPAIRS		6,500.00	
	602.8310.0040	CONTRACTUAL REPAIRS			20,000.00
	602.8310.0042	UTILITIES EXPENSE			15,000.00
	602.8310.0048	OTHER OPERATING EXPENSES			18,000.00
		- TRANSFER FOR PURCHASE OF WATER, CHEMICAL AND EMERGENCY REPAIRS			

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BUDGET REVISION NUMBER	ACCOUNT	ACCOUNT TITLE & TRANSFER DESCRIPTION	INCREASE USES & SOURCES OF FUNDS	DECREASE USES & SOURCES OF FUNDS
CARMEL WATER DISTRICT #3				
18	603.8310.0048	OTHER OPERATING EXPENSES	2,500.00	
	603.8310.0040	CONTRACTUAL REPAIRS		2,500.00
		-TRANSFER FOR OTHER OPERATING EXPENSES		
CARMEL WATER DISTRICT #5				
19	605.8310.0048	OTHER OPERATING EXPENSES	100.00	
	605.8310.0047	EMERGENCY REPAIRS		100.00
		- TRANSFER FOR OTHER OPERATING EXPENSES		
CARMEL WATER DISTRICT #6				
20	606.8310.0048	OTHER OPERATING EXPENSES	200.00	
	606.8310.0047	EMERGENCY REPAIRS		200.00
		- TRANSFER FOR OTHER OPERATING EXPENSES		
CARMEL WATER DISTRICT #8				
21	608.8310.0047	EMERGENCY REPAIRS	3,300.00	
	608.8310.0040	CONTRACTUAL REPAIRS		3,300.00
		- TRANSFER FOR EMERGENCY REPAIRS		

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CARMEL WATER DISTRICT #9				
22	609.8310.0048	OTHER OPERATING EXPENSES	200.00	
	609.8310.0047	EMERGENCY REPAIRS		200.00
		- TRANSFER FOR OTHER OPERATING EXPENSES		
CARMEL WATER DISTRICT #10				
23	610.8310.0041	CHEMICAL EXPENSES	500.00	
	610.8310.0047	EMERGENCY REPAIRS	1,500.00	
	610.9901.0099	TRANSFER TO DEBT		2,000.00
		- TRANSFER FOR CHEMICAL AND EMERGENCY REPAIRS		
CARMEL WATER DISTRICT #13				
24	613.8310.0041	CHEMICAL EXPENSES	300.00	
	613.8310.0040	CONTRACTUAL REPAIRS		300.00
		- TRANSFER FOR CHEMICAL EXPENSES		
CARMEL SEWER DISTRICT #1				
25	701.8130.0040	CONTRACTUAL REPAIRS	11,500.00	
	701.8130.9909	APPROPRIATED FUND BALANCE	*	11,500.00
		- PROVIDE FOR CONTRACTUAL EXPENSES		
CARMEL SEWER DISTRICT #2				
26	702.8130.0040	CONTRACTUAL REPAIRS	30,000.00	
	702.8130.0041	CHEMICAL EXPENSES	100.00	
	702.8130.0042	UTILITIES EXPENSE		100.00
	702.8130.9909	APPROPRIATED FUND BALANCE	*	30,000.00
		- PROVIDE AND TRANSFER FOR CONTRACTUAL AND CHEMICAL EXPENSES		

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BUDGET REVISION NUMBER	ACCOUNT	ACCOUNT TITLE & TRANSFER DESCRIPTION	INCREASE USES & SOURCES OF FUNDS	DECREASE USES & SOURCES OF FUNDS
CARMEL SEWER DISTRICT #3.				
27	703.8130.0048	OTHER OPERATING EXPENSES	2,900.00	
	703.8130.0040	CONTRACTUAL REPAIRS		2,900.00
		- TRANSFER FOR OTHER OPERATING EXPENSES		
CARMEL SEWER DISTRICT #4				
28	704.8130.0020	EQUIPMENT EXPENSE	5,000.00	
	704.8130.0040	CONTRACTUAL REPAIRS	54,000.00	
	704.8130.0047	SLUDGE HAULING EXPENSE	3,000.00	
	704.8130.0042	UTILITIES EXPENSE		7,000.00
	704.8130.9909	APPROPRIATED FUND BALANCE	*	55,000.00
		- PROVIDE AND TRANSFER FOR EQUIPMENT, CONTRACTUAL AND SLUDGE HAULING EXPENSES		
29	704.8130.0140	MICRO CONTRACTUAL EXPENSE	9,500.00	
	704.8130.0142	MICRO UTILITIES EXPENSE	2,500.00	
	704.8130.2770	OTHER REVENUE	*	12,000.00
		- PROVIDE FOR EXPENSES TO MICROFILTRATION PLANT FROM REIMBURSEMENT FROM NYCDEP		
CARMEL SEWER DISTRICT #5				
30	705.8130.0040	CONTRACTUAL REPAIRS	3,500.00	
	705.8130.0044	ENGINEERING EXPENSES	1,500.00	
	705.8130.9909	APPROPRIATED FUND BALANCE	*	5,000.00
		- PROVIDE FOR CONTRACTUAL AND ENGINEERING EXPENSES		
CARMEL SEWER DISTRICT #6				
31	706.8130.0040	CONTRACTUAL REPAIRS	10,000.00	
	706.8130.9909	APPROPRIATED FUND BALANCE	*	10,000.00
		- PROVIDE FOR CONTRACTUAL EXPENSES		
CARMEL SEWER DISTRICT #7				
32	707.8130.0047	SLUDGE HAULING EXPENSE	3,000.00	
	707.8130.0141	MICRO CHEMICAL EXPENSES	600.00	
	707.8130.0090	CONTINGENCY		3,600.00
		- TRANSFER FOR CHEMICAL AND SLUDGE HAULING EXPENSES		

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CARMEL SEWER DISTRICT #1 EXT #3				
33	713.8130.0042	UTILITIES EXPENSE	200.00	
	713.8130.0048	OTHER OPERATING EXPENSES		200.00
		- TRANSFER FOR UTILITIES EXPENSE		

Budget Revisions December 2020 cover sheet.xls

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TOWN OF CARMEL  
BUDGET REVISIONS FOR DECEMBER 2020 #2020/05A

BUDGET REVISION NUMBER	ACCOUNT	ACCOUNT TITLE & TRANSFER DESCRIPTION	INCREASE USES & SOURCES OF FUNDS	DECREASE USES & SOURCES OF FUNDS
GENERAL FUND				
1				
	100.1010.0046	TOWN BOARD CONSULTING SVCS	3,500.00	
	100.1010.0045	TOWN BOARD RECORDING SVCS		3,500.00
		- TRANSFER FOR EAST OF HUDSON WATERSHED		

Budget Revisions December 2020 #2 cover sheet.xls

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**ENCUMBRANCES OF 2020 GENERAL FUNDS FOR EXPENDITURES IN 2021  
OFFERED AS PRE-FILED - AUTHORIZED**

WHEREAS, it is recommended by the Town Comptroller’s Office that 2020 Government Budget Funds be encumbered or reserved for the 2021 Budget Appropriations, based on recent approved Town Board Resolutions and/or specific projects in progress for various purposes.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Carmel authorizes the Town Comptroller’s Office to Encumber or Reserve unexpended 2020 Government Fund monies for expenditures in fiscal year 2021 as follows:

<u>Purpose of Encumbrance</u>	<u>Accounts</u>	<u>Maximum</u>	<u>Explanation and/or Comments</u>
<b><u>General Fund</u></b>			
Building Grounds Spec Improvement	100-1620-0045	100,000.00	Bal Improvements/Upgrades Town Hall
Data Imaging Equipment	100-1680-0021	75,000.00	Data Imaging Equipment.
Technology Line	100-1680-0020	20,000.00	Bal Technology Upgrades
Contingency Line	100-1990-0040	73,435.00	Software Conversion
Contingency Line	100-1990-0040	24,765.00	Bal left Master Plan/Tn Code
Contingency Line	100-1990-0040	176,496.00	Swan Cove Improvements
Police Equipment Line	100-3120-0027	20,000.00	Video Surveillance
Police Rentals/Leases	100-3120-0046	30,000.00	Records Management System
Police Conference/Training	100-3120-0047	15,000.00	Police Reform Training
Police Lake Patrol Equipment	100-3121-0020	16,900.00	Lake Patrol Equipment
Rec Admin Building Improvement	100-7020-0045	2,000.00	Bathroom Improvements
Park Special Equipment	100-7110-0022	43,482.00	Remaining Parks Video Surveillance
Swan Cove Park Improvements	100-7113-0045	106,094.00	Remaining Bal. Swan Cove Improvements
Airport Park Equipment Expense	100-7115-0020	20,025.00	Fencing at Airport Park
Baldwin Meadow Park Improvements	100-7118-0040	72,000.00	Bathroom Capital Project
Skating Rink Contractual Expense	100-7190-0040	30,000.00	Recoat Skating Rink
<b>Total General Fund Encumbrances</b>		<b><u>\$ 825,197.00</u></b>	

(Cont.)

Resolution  
Offered by: Councilman Schanil  
Seconded by: Councilwoman McDonough and Councilman Lombardi

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Robert Schanil	X	
Michael Barile	X	
Frank Lombardi	X	
Suzanne McDonough	X	
Kenneth Schmitt	X	

**CARMEL SEWER DISTRICTS #2 AND #4 - RELEASE OF PERFORMANCE BOND AUTHORIZED - CONTRACT #0143 - EVOQUA WATER TECHNOLOGIES, LLC (SIEMENS WATER TECHNOLOGIES CORPORATION, SIEMENS CORPORATION, AND U.S. FILTER WASTEWATER GROUP, INC.)**

WHEREAS application has been made by Evoqua Water Technologies, LLC as successor in interest to Siemens Water Technologies Corporation, Siemens Corporation, and U.S. Filter Wastewater Group, Inc. for the total release of performance bond posted in connection with a certain contract known as Contract #0143 and entitled “Contract #0143 for Providing Membrane Filtration Equipment for the Regulatory Upgrade of Carmel Sewer Districts Nos. 2 and 4 Wastewater Treatment Plants” dated June 20, 2002,

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Carmel as Commissioners of Carmel Sewer District #2 and #4 hereby authorizes the full release of the performance bond in the amount of \$1,912,000 for the contract referenced herein as issued under bond number 28-59-39 by National Union Fire Insurance Company of Pittsburgh, PA; and

BE IT FURTHER RESOLVED THAT Evoqua Water Technologies, LLC has acknowledged surrender and/or forfeiture to Carmel Sewer Districts #2 and #4 for all contract retainage being held with respect to the referenced contract which is in excess of \$32,000 upon proper and complete application release of said retainage by Evoqua Water Technologies, LLC.

Resolution  
Offered by: Councilwoman McDonough  
Seconded by: Councilman Lombardi

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Robert Schanil	X	
Michael Barile	X	
Frank Lombardi	X	
Suzanne McDonough	X	
Kenneth Schmitt	X	

Supervisor Schmitt explained that the performance bond had been held by the Town for nineteen years and relates to equipment in place for nineteen years as well.

Councilman Schanil sought clarification with regard to the \$1,900,000 bond amount listed on the resolution originally drafted as opposed to what was read.

Legal Counsel Gregory Folchetti clarified the correct bond amount to be \$1,912,000.

**CARMEL VOLUNTEER AMBULANCE CORPS. - ENTRY INTO CONTRACT FOR 2021 AMBULANCE SERVICES AUTHORIZED**

WHEREAS appropriations have been made in the 2021 Town Budget for entry into various contracts for the provision of various services to the Town of Carmel, and

WHEREAS said contracts are on file in the office of the Town Supervisor for the inspection and review of all Town Board members,



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NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Carmel hereby authorizes the Town Supervisor to enter into and execute, on behalf of the Town, a contract with Carmel Volunteer Ambulance Corps. for Ambulance Services in Carmel Ambulance District #1 for 2021 in an amount not to exceed \$200,000.

Resolution  
Offered by: Councilman Barile  
Seconded by: Councilwoman McDonough

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Robert Schanil	<u>X</u>	<u></u>
Michael Barile	<u>X</u>	<u></u>
Frank Lombardi	<u>X</u>	<u></u>
Suzanne McDonough	<u>X</u>	<u></u>
Kenneth Schmitt	<u>X</u>	<u></u>

**PROPOSAL ACCEPTED FOR 2021, 2022 AND 2023 CYCLICAL REVALUATION SERVICES - GAR ASSOCIATES, LLC**

RESOLVED that the Town Board of the Town of Carmel hereby accepts the proposal of GAR Associates, LLC, Amherst, NY for assessment and appraisal services to be provided in connection with the 2021, 2022 and 2023 Town of Carmel assessment rolls at an annual cost not to exceed \$22,500 for year 2021, and at an annual cost not to exceed \$25,000 for years 2022 and 2023 and in accordance with the proposal attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED, that Town Comptroller Mary Ann Maxwell is hereby authorized to make any and all necessary budget transfers or modifications required to fund the cost of this authorization.

Resolution  
Offered by: Councilman Lombardi  
Seconded by: Councilwoman McDonough and Councilman Barile

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Robert Schanil	<u>X</u>	<u></u>
Michael Barile	<u>X</u>	<u></u>
Frank Lombardi	<u>X</u>	<u></u>
Suzanne McDonough	<u>X</u>	<u></u>
Kenneth Schmitt	<u>X</u>	<u></u>



February 19, 2021

Mr. Glenn A. Droese, Assessor  
Town Hall  
60 McAlpin Avenue  
Mahopac, NY 10541

RE: Proposal  
Assessment Support Services  
Three Year Agreement Option

Dear Glenn:

On behalf of David and I we are grateful to continue to work with you and the Town in maintaining assessment equity for Carmel property owners.



3 MARCH 2021  
TOWN BOARD MEETING

(Cont.)

As requested, we have put together a proposal for continued assessment support services, including statistical analysis to ensure assessment equity.

We have also provided a three-year agreement option that will save the Town money over the annual fee option.

Attached is an updated proposal for support services. If you wish to move forward, please sign the attached Authorization Form and we will prepare the appropriate agreement.

Respectfully,  
GAR Associates LLC

*F. Cindy Baire*

F. Cindy Baire, President  
Government Services Division

*David M. Barnett*

David M. Barnett, Project Director  
NYS Certified General Appraiser

CORPORATE OFFICE:

5500 MAIN STREET SUITE 347 WILLIAMSVILLE, NEW YORK 14221 TEL. 716-691-7100 FAX. 716-691-7770  
TOLL FREE: 1.800.836.0382

CAPITAL REGION OFFICE:

632 PLANK ROAD SUITE 203 CLIFTON PARK, NEW YORK 12065 TEL. 518.579.3770 FAX. 518.579.3773  
TOLL FREE: 1.800.836.0382



**GAR Associates LLC**  
EST. 1961

PROPOSAL  
TOWN OF CARMEL  
ASSESSMENT SUPPORT SERVICES

**Project Objectives:**

1. To perform various statistical and valuation analysis to determine possible inequities and/or valuation trends
2. Provide recommendations on potential valuation changes required to maintain full value assessments
3. Provide possible adjustments to valuation factors
4. Offer recommendations regarding enhancing Public Relations and Education
5. Utilize RPS and other Statistical Tools

**Residential, Commercial and Public Relations Recommendations**

**Services to Include:**

1. Residential Properties 200-300 Class Types:
  - a. Extract Current Sales Data (June 30 – July 1)
  - b. Determine/Identify Sales Outliers
  - c. Determine Statistical Sales Analysis by Neighborhood
  - d. Include additional sales data from previous years – if necessary
  - e. Perform a Sales Ratio Analysis/CAMA Study to determine trend factors for each neighborhood.
  - f. Recommend Trend factors.
  - g. In addition, GAR will Provide the following:
    - i. Statistical Analysis on all residential parcels
    - ii. Include analysis based on calendar previous and current years (through May 1 of current year).
    - iii. Provide Statistical Analysis by style, age and property class (210, 220 and 230) – town wide and within neighborhoods
    - iv. Provide graphs for results

3 MARCH 2021  
TOWN BOARD MEETING

(Cont.)

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Considerations:

- 1. GAR is provided a remote connection to the RPSV4 databases and any other assessment software utilized by the Town Assessment Department.
- 2. GAR is not responsible for any data inventory discrepancies and is not obligated to make any property inventory data changes. GAR will assume the property inventory data is current and accurate.
- 3. GAR is not responsible for updating and or modifying residential valuation models/PIDS within RPSV4
- 4. GAR is not responsible for updating and or modifying land tables within RPSV4
- 5. If GAR is responsible for updating the RPV4 Commercial Valuation Factor File a comprehensive review of the validity of the VFF may be required and additional work effort may be involved and therefore potential increase in cost.

Annual Cost for Support Services: up to \$25,000 for three-year commitment  
Up to \$35,000 for annual commitment

Three Year Commitment

2021:	\$22,500*
2022:	\$25,000**
2023:	\$25,000**

\*2021 reflects amount equal to Town budget line item already established for 2021.  
\*\*There may be additional services required for years 2022 and 2023. If additional support services are required, prior authorization by the assessor/town is required.

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COSTS:

The costs for proposed services follow:

Consulting Hourly Rates:

Valuation and Analysis:	
NYS Licensed and Certified Commercial Appraiser:	\$175/hr
NYS Licensed and Certified Residential Appraiser:	\$125/hr
Valuation and Analysis Specialist:	\$75/hr
Designated Appraiser:	\$250/hr

3 MARCH 2021  
TOWN BOARD MEETING

(Cont.)

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Additional Support Services can include:

- 1. IVO Appraisals – Informal Value of Opinion Letter
- 2. Valuation Model/PIDS, Land Table Updating
- 3. Commercial Value Analysis
- 4. Vacant Land Value Analysis
- 5. Valuation Reviews
- 6. Property Inventory Data Verification
- 7. Implementation of Public Relations Strategies
- 8. Tax Certiorari and Small Claims Appraisals

Details of additional services can be provided on request.

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**AUTHORIZATION TO RETAIN GAR ASSOCIATES LLC  
BY THE**

*TOWN OF CARMEL*

The undersigned is the duly authorized representative for the municipality to be subjected to the services set forth above. Further the undersigned agrees to engage GAR Associates LLC to undertake the proposed services and fees captioned above in accordance with the scope of services outlined in the proposal submitted.

Signature \_\_\_\_\_ Date: \_\_\_\_\_

Name \_\_\_\_\_

Title: \_\_\_\_\_

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**3 MARCH 2021  
TOWN BOARD MEETING**

(Cont.)

Councilman Lombardi pointed out that the Town Board's recommended changes with regard to GAR Associates, LLC's original proposal have been made. The not to exceed amounts for 2022 and 2023 were reduced significantly.

**PUBLIC COMMENTS - AGENDA ITEMS**

No member of the public wished to comment at this time.

**TOWN BOARD MEMBER COMMENTS - AGENDA ITEMS**

No member of the Town Board wished to comment at this time.

**PUBLIC COMMENTS - OPEN FORUM**

No member of the public wished to comment at this time.

**TOWN BOARD MEMBER COMMENTS - OPEN FORUM**

Supervisor Schmitt spoke regarding a recent phone call from a Mahopac resident concerning a \$500 bill received for ambulance services. He noted that although the Mahopac Volunteer Fire Department does not charge residents for emergency medical services as it is a part of their contract with the Town, when advanced life support services are warranted, paramedics with Medstar, a privately-owned company are dispatched. Medstar does charge, however, Supervisor Schmitt explained that the cost is generally covered by insurance. A brief discussion followed.

Councilman Lombardi announced that he is sponsoring a drive-through food drive on March 20, 2021 to benefit the St. John's Food Pantry. Non-perishable items may be dropped off from 10:00 a.m. to 1:00 p.m. at the rear of the St. John the Evangelist Church.

Councilman Barile stated that he found out today about an ongoing theft of services issue in Carmel Water District #2 and asked if Cozen O'Connor will be retained to investigate or if it will be handled internally.

Supervisor Schmitt indicated that Cozen O'Connor will not be retained.

Legal Counsel Gregory Folchetti stated that he was made aware of a situation last week. He further stated that he was not aware of anyone being engaged to do any investigation and that enforcement would commence locally here in the court.

Councilman Schanil announced that Our Lady of the Lakes Council 6318 of the Knights of Columbus in Carmel is holding their annual Lenten Fish Fry Fridays to benefit various charities. A choice of delicious fish dishes are available and online orders are suggested.

**ADJOURNMENT**

All agenda items having been addressed, on motion by Councilman Lombardi, seconded by Councilman Barile, with all Town Board members present in agreement, the meeting was adjourned at 7:33 p.m. to Executive Session with Legal Counsel Gregory Folchetti and Town Assessor Glenn Droese for a certiorari litigation update.

Respectfully submitted,

Ann Spofford, Town Clerk