

KENNETH SCHMITT
Town Supervisor

TOWN OF CARMEL
TOWN HALL

ANN SPOFFORD
Town Clerk

SUZANNE MC DONOUGH
Town Councilwoman
Deputy Supervisor

60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 • Fax (845) 628-6836
www.carmelny.org

KATHLEEN KRAUS
Receiver of Taxes

MICHAEL A. BARILE
Town Councilman
FRANK D. LOMBARDI
Town Councilman
ROBERT F. SCHANIL, JR.
Town Councilman

MICHAEL SIMONE
Superintendent of Highways
Tel. (845) 628-7474

TOWN BOARD VOTING MEETING
Wednesday, March 3, 2021 7:00pm

PLEDGE OF ALLEGIANCE - MOMENT OF SILENCE

6:30 Executive Session:

1. Councilmen Barile and Schanil – PBA Negotiation Update

Town Board Voting Meeting:

1. Res: Authorizing Advertising for Bids for Purchase and Supply of Chemicals for Wastewater Treatment Plants Carmel Sewer Districts #s 2,4,5,6, and 7 and Carmel Water Districts #s 2,3,4,5,6,7 and 12
 2. Res: Authorize Advertise for Bids for Sludge Hauling for the Town of Carmel Various Sewer Wastewater Treatment Plants
 3. Res: Authorize Advertise for Bids for Town of Carmel Town-Wide Collection of Refuse, Garbage and Recyclable Materials and Bulk Collection
 4. Res: authorizing Budget Modifications #2020/05 and #2020/05A
 5. Res: Authorizing Encumbrances of 2020 Funds for Expenditures in 2021
 6. Res: Authorizing Release of Performance Bond Evoqua Water Technologies, LLC – Contract #0143
 7. Res: Authorizing Entry into Contract – Carmel Volunteer Ambulance Corps
 8. Res: Accepting Proposal for Cyclical Revaluation Services
- **Public Comment (Three (3) Minutes on Agenda Items Only)**
 - **Town Board Member Comments**

Open Forum:

- **Public Comments on New Town Related Business (Three (3) Minutes Maximum for Town Residents, Property Owners & Business Owners Only)**
- **Town Board Member Comments/Announcements**
- **Adjournment**

Executive Session:

1. Gregory Folchetti, Town Legal Counsel & Glenn Droese, Town Assessor – Certiorari Litigation Update

RESOLUTION #1
RESOLUTION AUTHORIZING ADVERTISING FOR BIDS FOR PURCHASE
AND SUPPLY OF CHEMICALS FOR WASTEWATER TREATMENT
PLANTS CARMEL SEWER DISTRICTS #2, #4, #5, #6, AND #7
CARMEL WATER DISTRICTS #2, #3, #4, #5, #6, #7 AND #12

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, #7 and #12; 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: _____

Seconded by: _____

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

RESOLUTION #2

RESOLUTION AUTHORIZING ADVERTISING FOR BIDS

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: _____

Seconded by: _____

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

RESOLUTION # 3

RESOLUTION AUTHORIZING ADVERTISING FOR BIDS

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: _____

Seconded by: _____

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

RESOLUTION #4

RESOLUTION AUTHORIZING BUDGET MODIFICATIONS

WHEREAS the Town Comptroller MaryAnn 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.

Offered by: _____

Seconded by: _____

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

**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		

**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
9	100.1989.0040	UNCLASSIFIED EXPENDITURES	2,980.00	
	100.5182.0040	STREET LIGHTING EXPENSE		2,980.00
		- TRANSFER FOR SNOWPLOWING OF PROPERTY DOWNTOWN		
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		

**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
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		
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		

**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
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		
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		

**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		

RESOLUTION #5

RESOLUTION AUTHORIZING ENCUMBRANCES OF 2020 FUNDS FOR EXPENDITURES IN 2021

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>
General Fund			
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
Total General Fund Encumbrances		<u>\$ 825,197.00</u>	

Offered by: _____

Seconded by: _____

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

RESOLUTION #6

**RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE BOND
EVOQUA WATER TECHNOLOGIES, LLC – CONTRACT # 0143**

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 \$1,900,000 for the contract referenced herein; 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: _____

Seconded by: _____

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

RESOLUTION #7

**RESOLUTION AUTHORIZING ENTRY INTO CONTRACT
CARMEL VOLUNTEER AMBULANCE CORPS.**

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,

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, contracts 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: _____

Seconded by: _____

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

RESOLUTION #8

RESOLUTION ACCEPTING PROPOSAL CYCLICAL REVALUATION SERVICES

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: _____

Seconded by: _____

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



GAR Associates LLC
EST. 1961

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.

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, President
Government Services Division

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

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

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.

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

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

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

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.

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

**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: _____

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