

# Sennett Town Board

December 17, 2020

- I, Pledge
  
- II, The public be heard-
  
- III. Approval of Minutes from November 19<sup>th</sup> Meeting.
  
- IV. Old Business:
  - 1.) Cornerstone Group Presentation of GO-Unit Senior Housing Project-
  - 2.) CCWA Report- Jim
  - 3.) Update Water 1 and 3 Project
  - 4.) Easement Update
  - 5.) Park Grant
  
- V. New Business:
  - 1.) PDD Resolution for Cornerstone Project
  - 2.) Health Insurance
  - 3.) End of year meeting date
  - 4.) Office Protocol during Covid
  - 5.) Bookkeeper Request to restore funds

# Sennett Town Board Meeting

## Thursday, December 17th, 2020 - 7:00 pm

### Roll call:

Board Members:      Ed Rizzo  
                             Mike Adrian  
                             Tom Gray  
                             James Jeffers  
                             Rick Gagliardi  
                             Rich Andino

Others in attendance: Carol Oster  
                             Roger Brandt  
                             Matt Napierala  
                             Kris LaPointe - Highway Superintendent  
                             Ron Schalck - Water and Sewer Superintendent

### Agenda:

- I.    Pledge of Allegiance -
  
- II.   The public be heard- Cornerstone Group Presentation of a 60-unit Senior Housing Project.
  
- III.   Approval of Board minutes from 11/19/20 Town Board - Motion made by Councilman Rizzo to accept and approve November's Town Board meeting minutes. Seconded by Councilman Adrian. All voted in favor.
  
- IV.   Old Business:
  - a.   Cornerstone Group Presentation of 60-Unit Senior Housing Project: (Oster) - We are here to continue our discussion on the project which is a 60-unit senior housing project. We are applying for funding in January. The pilot program will either be for those 55 and older or 62 and older. We are requesting a 30-year pilot that will coincide with our 30-year financing. (Ms. Oster went into an in-depth discussion/presentation of all the financial, legal, regulatory, and housing specifics. Cornerstone in, propose; - for additimwld aail.s, pka, e, -equc. <taropy of the Zoom meeting video or voice recording of this portion of the Board meeting as it is 47 minutes of discussion). (Gray): Would the board like to start the PDD process? Rich has prepared all the paperwork for the Public Hearing in our January meeting. (Andino): The board should have before it, an introductory resolution that introduces proposed Local Law B of 2020 - which is the establishment of a planned development for the Sennett Meadows project. (Gray): Do I have a motion? (Jeffers): I'll make a motion to introduce Local Law B 20, to establish a planned development district. (Gray): Do we have a second? (Adrian): I'll second it. (Gray): Any discussion? (Jeffers): Yeah. Thank you very much for bringing this to us. Again, I think we all agree this is necessary. It's a good project - I think it will fit in well. And thank you for being patient and considering what we, as the board, felt what was best for our town. (Andino): There will be a public hearing on January 2<sup>nd</sup>, 2021. (Gray): Any more discussion? Roll call vote. Mike? (Adrian): Yes. Rich? (Gagliardi): Yes. Jim? (Jeffers): Yes. Ed? (Rizzo): Yes. Tom, yes. (Jeffers): Now do we need to make a motion to be lead agent? (Andino): No, that's already included. (Gray): Anything else from this portion of the meeting? Let's take a five-minute break.

b. CCW A Report - (Jeffers) - A four page, 43 "Q & A" summary from the CCWSA was given to the board. *(Note: recording began with Cow I cilman Jeffe, -s statement. - "Three dollars per 1000 gallons - (wholesale cost for the water). But they wouldn't commit to any other costs tbat would be included, i.e.: debt services. In those questions and answers, you'll see they have now decided that they are going try to 'lease the spine lines', so that would be the line down District 1 and 3 on Route 5. They're currently looking at extending from Turnpike, from Route 34 to the end of our Turnpike Road 1, then they would come up with a lease agreement on that one. Right now, the timeline planning- they're looking...they're saying they'd like to have it in front of the legislator for a vote, the legislature for a vote around March'ish. And they want to have it out for the public to vote April, May'ish. They described who could vote on it and their counsel described it as 'not lilze a regular town district'. It falls under different rules because it's a county and so any registered voter within the county district boundaries is eligible to vote. So, who that allows to vote - if you take for example the Jeffers household in District 3, I have three eligible voters that can vote on this? I also own property in District 3 that I can't vote on, but I will be responsible for debt services. The other entities that are not able to vote are non-resident land, businesses, corporations, LLC's and Trusts - are not allowed to vote in this. So, I asked along the lines of the questions - they said they're looking to get the vote out and they could have a cost for the community to be able to tell them what it's going to cost them before they vote. I asked when were you intending on trying to start the process of the lease agreements with the municipalities that had lease agreements? Their response was 'within the next couple of months'. I'll plan on that, tentatively- I don't think it's going to go much farther, but if that does happen, - I have a personal interest in it - the board should understand that District 1 and 2 would be able to form some form of a lease agreement for their pipes, thus offsetting the costs of debt services they would get. Any other district in our town will not be getting those - will not be getting a lease agreement for any of their pipes, and so they will bear the debt service of that county project and any debt service that is already on their district. I can tell you right now...there's not a lot of want for it, but what was made very clear that a board, such as ourselves cannot opt out. \lve can voice our displeasure, contact our county legislator, and tell them that we don't want this. We can get the information out to the residents that are going to be affected by it, to let them how much it actually is going to cost, but we don't have a say in it - if it goes to the county and every registered voter gets a vote. My take is that they're throwing it out there to county residents as "we want to secure a second water source for the county in case of algae bloom in Owasco Lake. So, to do that, we want to build a new treatment plant down on Cayuga Lake by Long Point area down in Ledger. Put in pipe and tie in the entire county." They will be selling water to municipalities, not individuals. They haven't solved problems for a lot of people. *(This lengthy discussion continued with a "question and answer" session between members of the board and legal counsel).* (Gray): Thank you Jim.*

c. Update Water 1 and 3 Projects - (Gray): Updates on Water 1 and 3 projects. It probably should be coupled with the easement update as well in this. Rich, do you want to carry the ball with this? (Andino): I can't speak to the engineering side of the project. I don't know what the status is on that. I did see an original report from Paul, but in respect to the easements, Ron has reached out to the properties that Paul is requiring for the easements for the pipe. I believe Ron states he has only received two responses back from those people. Paul is reaching out to Panna to confirm the price; the board knows I think the easement has been agreed to 20' wide easement. I think the final sticking point is what he's asking for. That's the update. I would recommend we have a conference call, probably right after the 1<sup>st</sup> of the year with all the individuals to see where we are at now, in terms of design, permits - potentially going up for bid, land acquisition, etc. I think it would begood to get everybody on the same call, so everyone is on the same page. I would recommend that after the first of the year and we can try and coordinate all of the relevant parties in that respect.

Qeffers): Question for you. In light of what I just presented, that we really don't know what's going to go on in District 1 and 3 - in potentially three, six and nine months with the county - if we do all these easement agreements, are we on the hook for paying those, if we don't do a project? (Andino): I wouldn't recommend the board pay anything at this point. Qeffers): If it comes to payments or easements, I guess what I'm trying to ask is what is your legal advice for pumping the brakes on this? Because I'm not real interested in doing...going too much farther, spending too much money right now, say in six months the county is going to take it over. (Andino): I don't know enough details about what the county is proposing to make a recommendation of how it affects this project. That's more of a technical question from how this project from an engineering standpoint is going to interact with what the county is trying to do. Qeffers): I'm not concerned about the engineering. I'm concerned about the cost. Because again, here's what we're dealing with the town - 1 and 3 specifically now. Is the county not going to take over any existing debt on any district? They're going to add debt for their new district. So, if we go in and we're waist deep in a three-million-dollar project with a debt service of \$600.00 per household and then the county comes in and puts another \$200.00 on there, that's a lot to ask. (Andino): And again, I don't know what the nature of the county's plan is here, how it would impact them - District 1 and 3. I don't know if they are going to upgrade the lines in your water districts. Qeffers): They said they would lease them and maintain them. That was the simple language. (Andino): Again, it's one thing to do O & Mon the line, but it's another thing to make capital investments. I don't know if that's what they're planning on doing. (Councilman Jeffers *reiterated again*, how much CCWA wishes to rail this forward to the county legislature to have registered voters vote on this new water treatment facility) (Gray): I plan on voicing my opinion to my legislator that this is nothing that we're really interested in. (Andino): I think it's important that it's something to look into. Maybe that can be the topic of our call after the first of the year. In terms of the easements, I think it's good to move forward, get people on board and if the project moves forward, we'll sign an easement agreement with the town. If there's uncertainty, you wouldn't want to acquire them at cost that's kind of prohibitive.

- cl. Park Grant - (Gray) Obviously, it's the same old-same old, however, our new Senator was sworn in yesterday, so at least we have a person in the office from the office that originally awarded the grant. Right after the first of the year, I'm going to contact Senator Mannion and see if I can light a fire under this thing. Once he gets his staff established, because right now there's nobody there and nobody's really pushing it. Because everyone's meeting remotely.

V. New Business:

- a. PDD Resolution for Cornerstone Project - (Gray): We did the PDD resolution for Cornerstone.
- b. Health Insurance - (Gray): I'd like to hold #2 for the last and we can go through the other ones very quickly.
- c. End of year meeting date - (Gray): We need an "encl of the year" meeting- usually to pay the bills, what's left now and at the encl of the year, but it looks like we'll be looking at the pilot at that time. We have two shots at the pilot, that one and the organizational meeting. Thursday meeting is out as that's New Year's Eve, and hopefully nobody's going out. We've got Tuesday the 29<sup>th</sup>, Wednesday the 30<sup>th</sup> Any options? (Rizzo): I can do Wednesday the 30<sup>th</sup> 7:00 pm on Wednesday, the 30<sup>th</sup>. I told the people from Rochester; I'd let them know.

d. Office Protocol during COVID - We've been getting a lot of information from the various towns. One thing we know is that the tax collectors - (and Penny will do her's this week), have to submit two notices to the paper on tax collecting. That recommendation is, if you're coming in to pay, you must establish an appointment, and if you're paying in cash, it must be exact. Lots of people will bring in the old musty \$100.00 bills that they got out of the can. We're tightening it down here. I don't know if you got thee-mail from AnnMarie the other day - she was out sick today. The courts - the tickets are going out every day, mail comes in every day- theState shut down in "in-person court" two weeks ago. I don't know how long that is going to be shut down, but there's lots of money coming in, stacks of envelopes every day and stacks going out every day. I asked our good friend Kathy Malenick from Throop, what they're doing. She said basically the same thing as the tax collecting. If you want to come in the town office, you make an appointment. In the past, we've had meetings in this room. If you want to see the Codes Enforcement Officer, you would meet him here in this room. (Main conference center/Court Room). Otherwise, we still have to remain open for handicapped tags, marriage certificates, certificates of residency for the college kids who are going to the community colleges in other counties - death certificates - we had three deaths needing certificates last week. We've been able to take care of that. Does anyone have any other suggestions to what we should be doing and then I'll put a directive out tomorrow? It's getting scary out there. Those of you who report to an office every day or are around lots of people. Okay, I'll get a directive out and send it to you - if you want to add to it before I put it out, feel free to. I did consult with a couple of people - the Town of Aurelius, what they're doing. If you're going to put your tax payments outside in the mailbox, make sure there is no money for the tax payments. So, I'll come up with something tomorrow with Pennie and make sure she registers it in the paper twice, which she has to do once each week and we'll go from there.

e. Bookkeeper request to restore funds - (Gray): Refer to attachment on the next page. Do we have a motion on the first one? (Adrian): I'll make that motion. (Rizzo): I'll second it. Discussion? (Qeffers): Do we have any idea what our fourth quarter money is going to be? (Gray): I know all we had to have \$166,000.00 in our fourth check to equal the 1.1 million that was put in the budget last year. So, it looks like sales tax is going to come in pretty much like last year, maybe a little bit over. We had a big check before this thing hit, and the last two checks were much more than what we thought they were going to be. So, we're in decent shape here right now. Next year we put in the budget because we didn't know - 1.1 million was this year, next year, we based the budget on \$900,000.00 in sales tax. So hopefully, we're well over that next year. Any other discussion? Voice vote. Michael? (Adrian): Yes. Rick? (Gagliardi): Yep. Jim? (Qeffers): Yes. Ed? (Rizzo): Yes. Tom, yes. Ok, thesecondone. (Adrian): I'll make a motion. (Gagliardi): I'll second. Voice vote: Michael? (Adrian): Yes. Rick? (Gagliardi): Yes. Jim? (Qeffers): Yes. Fnl (Ri77o)· Yes Tom, yr.s Thank yon nn that nnr

To: Tom

From: Cheri

For the board meeting I need motions made and approved for the following:

1. I know the Board talked about reversing the budget cuts to Highway's Reserve Funds

I need a motion stating that they want to reverse those cuts back to the original budget amounts. (it will include reserves for Salt, Equipment and Bridge total of \$97,000.00)

We have actually used the \$90,000 for a truck purchased in January of 2020 and all of the \$4,000 for salt purchases) I have to fund all of the reserves by end of month and if they want to change back to original now is time to do it.

Appr

2. I also need a motion stating that I am given permission to make any adjustments to the expenditures per NYS yearend guidelines. (note: last year I think they okayed anything less than \$7,000 and anything over that I had to bring to the Board.

Appr

Thanks Cheri

f. Health Insurance: (Gray): Now, the last issue on the budget, is health insurance. Does the board feel we need to go into executive session on this? Or do we want to have an open discussion? (Adrian): I think it should be an open discussion. (Gray): Okay. Very good. Michael, do have anything you want to present? (Adrian): In looking what we've done in years past and where we are at right now, the employees of the town who are directly affected, it's my understanding, everybody would like to go back to the Bronze Plan. Now, the difference between the Bronze Plan and the Premium Plan, there is a significant difference in money. My solution for that would be that we go back to the Bronze Plan and we fund the deductible/co-pay \$5000.00 per individual and \$10,000.00 on the family plan. That would be the town's max contribution per year. Now it goes into a HRA account and that would roll over. Anything that wasn't used would roll over. The town would fund it yearly at those max months. Anything not used would roll over up to the maximum, so an indi, dual didn't use anything on the \$5000.00 or on the individual plan, the next year, the town would put in \$2000.00 and get the \$7000.00 on the max. Thereby, the employee wouldn't have any liability that year. On the other side of that, if the employee used that \$5000.00, the following year, they would only have \$5000.00 left. That would be my recommendation.

(Gagliardi): How much more will that cost the town? (Adrian): If it's an absolute max that everybody were to use that deductible, it could cost the town up to \$10,000.00. Now with that said, on the flip side of having that capability to save the town tens of thousands of dollars. More so in year 2 and on, because every other year there's a max. So, in year 1, you have a ten-thousand-dollar difference. Year 2, unless everybody maxes it out, the town ends up saving money. (Gagliardi): Here's something I just thought about after - the current union contract, we're paying the full shot on the deductible. (Adrian): Absolutely. (Gagliardi): So, the cost is going to be about \$23,000.00 - that's if everybody maxed out. But we still pay the full deductible. (Adrian): And you're 100% correct, but if we cannot come to an agreement with the union - let's be honest. How many years have we gone without a contract? (Gagliardi): Two years. (Adrian): Two years we've gone without a contract. These are members of our town. They're employees of the town. I'm sorry, but that embarrasses me. Secondly, how much have we spent on attorney's fees? Geffers): Do you know why we haven't been able to sign a contract? (Adrian): How much have we spent on attorney's fees? Geffers): Over thirty plus. (Gagliardi): We're talking about two things - insurance fees and a union contract. (Adrian): You brought in the union side. If we address the insurance side, we can make a deal with the union. Geffers): We haven't gotten any correspondence from the union whatsoever for a counter- offer. (Adrian): Okay, I think I can fix that. Geffers): I'd more than happy to have you fix it. I don't see where you say you're going to pay for some of your insurance - the thing that's going to be a bargaining point, because they haven't come back with that yet. As a matter of fact, we've made them offers and they have not come back with a counteroffer, not one. (Adrian): Maybe I have a different way of asking then, Jim. Geffers): Maybe. (Gray): I want to make another point on this, because I checked with Cheri on this. I've been on the fringe. I haven't been to these meetings, but Cheri said the last year we did the HRA, we did through the same - because you have to set up a fund, and they draw from the funds. 2018, I don't know what the balance was, but she funded everybody's account 50%. She had the money in reserve to fund the second half and she didn't have to add to anybody's that year. Vve only had that HRA for two years. I don't know what happened in the years before. (Adrian): When I was here last, it was an HSA account for the employees. \$6200.00 is stuck in my head, but don't quote me on that. (Gagliardi): How about this Mike. I just made a slight change. Instead of five thou.and and ten thou.and, I changed it down to 4500 and 9000. That way, it's pretty much a wash. On rk single, you're going to save \$301 on the premium, and on the family, you're going to save \$783. But your exposure is going to be \$2500 on the single and five grand on the family. (Gray): We're talking about four people who would be paying that of the nine. (Gagliardi): That was you close at \$7600.00, there's no exposure. It's a wash. (Adrian): I'm looking at it from the town overall. I'm not that concerned about the \$10,000.00, because I don't think it's hanging out there. If they don't use it, that \$10,000 stays in that account. That's just the reality. Yes or no. Do you agree? (Gagliardi): What I'm saying if wego my way, the gamble is not on the town. (Adrian): Okay, and we're still looking to try and come to an agreement with the union. I'm more than willing to take that risk and come to an agreement with the union.

(Rizzo): If we could say this so everyone knows what we're talking about. With the Bronze Plan, you have a \$14,000.00 deductible on the family plan, and you have a \$7,000.00 on the individual. We have three participants who are on the individual plan and we have six on the family plan. So, Mike is proposing that the town fund \$10,000.00 of the \$14,000.00 - up to \$10,000.00 everything would be covered and after that, it would be on the employee to cover. On the family plan. On the individual, \$7,000.00, the employee would be responsible for the \$2,000.00. Geffers): Where are the numbers for the deductibles coming from? (Gray): The come from the Bronze plan. Geffers): And the Bronze plan, an individual cost is what? (Gagliardi): Per month? Qeffers): Give me an annual cost. (Gagliardi): For individual, \$4566.00 for three participants.

Qeffers): What's the deductible on an individual? (Rizzo): \$7000.00 (Adrian): I'm proposing that the town fund \$5000.00 of the deductible. Qeffers): I don't see a 7 at all. (Adrian): Yes, you do Jim, if you look on the back end where the deductibles are - I don't know if you have the full sheet. (Gagliardi): I sent everyone spreadsheets showing the different numbers. (There appeared to be some confusion on spreadsheets, numbers, deductibles that Mr. Jeffers did not see or had the same information as the other councilmen. This was, eventually, understood by all.) (LaPointe): May I say something here? \We're not doing the contract, this isn't about the union contract. It has nothing to do with a union contract. We've done this before - we've changed the insurance plans before. All they have to do is the union guys agree that they were fine with this. The health insurance has nothing to do with the union contract. Qeffers): You're wrong Kris. Because we've changed the insurance policy and had to pay 100% - no matter what insurance. I agree with you, we can change insurance policies. Whatever insurance policies we have- A, B, C or D, the town pays 100 percent of the union contract. (Gray): Correct, until it's negotiated. Qeffers): Can we agree on that? As of today, the 100 % of those policies, no matter which one we go with Platinum or Bronze, the town needs to budget line item that money. 100%. (Adrian): I would agree with that statement to an extent, but I would also like to look at the overall picture. I had our bookkeeper pull up the last five years - guess what the highest year was? This year. And that's without paying December. Qeffers): \We haven't been on a deductible plan either. (Adrian): Exactly. Qeffers): Well, I don't understand what you're saying? (Adrian): We've switched insurance plans and we aren't saving any money, that's exactly what I'm saying. Qeffers): So, we're going to switch insurance plans and we aren't going to save any money either. (Adrian): Yes, we will. You have enough potential- this plan, what I'm proposing- not only is it giving you potential to save money, but it also gives us potential later on down the road with the union - which in my mind, is just as important. Qeffers): So, I'll agree with you on potential, but do you agree we need to have the line item, when it comes to insurance, we need to have that funded fully. (Adrian): We can totally fund it. We can totally put it in the budget. (Gray): If this is set up, I would imagine - I'm sure Cheri would be doing the same thing like she did for the HRA a few years ago. Once you set the account, she would fund half and keep the other half in reserve. If somebody approached that half, she would put more money into their fund. (Adrian): Just because it's put into the budget, doesn't mean it's going to be spent. Qeffers): I understand that, but when it's in the budget, it needs to reflect what it could cost to show the public. This is a max we could spend. (Gagliardi): Any discussion on what I suggested- the 4500.00 and the 9000 - to neutralize where we are, and the guys would still save money on a premium. (Adrian): I'm going to tell you right now - I firmly believe if we make the insurance exactly the way I presented it, we can solve the rest of our issues clown the road. I have no doubt in my mind. (Gray): It's a risk and reward thing and I think the reward outweighs the risk (Adrian): I would wholeheartedly agree with that statement. (Gagliardi): Your cost is going to cost the town \$7600.00 more if everybody maxes out. (Rizzo): You think everybody is going to max out on their polices Rick? (Gagliardi): I don't know Eel, if someone has a heart attack... (Gagliardi): Kris, let me ask, why is it that you guys want to change? I haven't heard the reason.

(LaPointe): I'm not sure I wanted it to go this way, but I'm going to say it anyway- because it's the same reason it costs \$20,000.00 for a union lawyer. The same reason we spent \$40,000.00 on a water district that nobody wanted. This insurance policy got brought up to this top line which we didn't ask for. We didn't ask for a better **insurance policy, that was just to get us to pay 100% more money. It wasn't about giving the town money, because it** hasn't saved the town money. For the simple reason, the union guys don't pay nothing, so you're paying the top of the line - plus you're paying for everything that they got to pay. It's all about a money thing. We want to save the town money. \We were happy with that plan we had. It didn't cost the town all of our HSA accounts - 55% was spent. And we don't have the figures from the years before because they disappeared. You're already saving. And at 55% of our old plan, you're probably saving 30 to 40 thousand dollars in one year and that's just an average. (Gray): And there's an incentive right now for the four people that are going to be responsible for the other deduction, because once the family reaches \$10,000.00, it's an out-of-pocket expense. So, yes, there will be caution - granted we can't let... (LaPointe): Are we going to use all of the deductible? I don't know, you don't know - but what history says, is we haven't. Is it a crap shoot? (Gagliardi): It is a crapshoot. (LaPointe): What I'm trying to say is, you're on the upper end of the crapshoot. If not, it's going to cost \$86,000.00 a year. We didn't want to change, and when we changed that without the union. It changed and it had nothing to do with the union contract. We can still do this. I've talked to everybody and everybody is good with it. They don't have a problem with it. And the union guys - well, they're glad this is happening. It's changed their whole attitude. (Gray): I've been on the outskirts - I haven't been to these meetings, but I did go out and see Kris yesterday as I wanted to make sure all nine people were on board. Qeffers): So, when you talked to them, what changed their attitude? Because whatever policy we're going with, they're not paying a dime. (LaPointe): They know, they understood. I told them if we change this insurance policy right here, you are going to be responsible - on a single, up to



\$2000.00, if you go over this amount. What you're going to do is you're going to write a letter to them and say this is the insurance policy you're going to have. This is what the deductibles are. This is what's going to happen - the town is going to fund this amount and if it goes over that amount, you're going to pay. And their going to say, 'okay', we agree to it. (There continued to be a "union contract" vs. "insurance" debate that continued with LaPointe and Jeffers until Councilman Adrian made the motion to moving the insurance plan from the Premium to the Bronze Plan and the town funds \$5000.00 on an individual and \$10,000.00 on a family plan - maximum per year). (Adrian): It will go into an HSA and will rollover. I'm making that motion. (Gray): The way I look at this is two ways: there's your motion, if it passes, we have to go back and pass the resolution - because the resolution does not have any of the particulars in that motion. They just need to know that the board resolved to change it or not. (Rizzo): I'll second it. (Gray): Discussion? (Schalck): Can I throw something out there? Do you guys know the true cost of the insurance and the deductibles? Are we considering anything of what the max of this policy could cost - do we care about the town, the health of the employees? The current plan we have costs the town more money... (Qeffers): We are on the hook to have the Bronze Plan cost even more. (Schalck): No, you're not. Not a chance. Tell me the numbers, you're a board member, you sign bills, I want to know. (Qeffers): I have the numbers right here. (Schalck): Alright, give it to me, give me the numbers of what it costs. Total maximum cost. (Qeffers): Total cost for the Platinum? \$142,555.00. (Schalck): And that's for everybody? (Gagliardi): So next year, the total premiums on the Platinum would be \$154,951.00 for everybody. Family plan premiums are \$21,659.00. (Schalck): So, what's the total cost to me then and the town? (Gagliardi): Total cost to you with the Platinum Plan - your premiums are going to cost \$1732.00 for the year. (Schalck): You really believe that? (Gagliardi): Why wouldn't I? (Schalck): I'm on the hook for six grand in deductibles and co-pays. (Gray): There is a motion on the floor for Mike's proposal and has been seconded. (Adrian): All non-union employees would be responsible for \$2000.00 of the deductible for individual - \$4000.00 on the family plan if they go over the limit the first year. It's a HRA account that rolls over. If they don't use it, we would refund it up that maximum - so there is the potential for years down the road, you would have no liability if you didn't use it. This year rolls into next year and you could pay nothing out of pocket on that. By the same token, if they don't use it and it rolls over into the next year, that means the town pays less into that year. Does that make sense? (Gray): Yes, any other discussion? (Gagliardi): I still like my proposal. (Adrian): Understood. (Gray): Call the question, Mike's proposal. (Mikel): Yes. (Rick): No. (Jimmy): No. (Ed): No. (Rizzo): I spent countless hours researching this. I think it will benefit the town in the long run, and it will help with our contract negotiations moving forward, I vote yes. (Gray): I look at it as a risk/reward. There is a risk there, but I think the reward outweighs the risk, I vote yes. (Gagliardi): Can I just ask that this spreadsheet be put in the minutes for future reference down the road? In case the next administration wants to look at what we did, there's a record of it.

(Gray): Now we need a resolution to the Tompkins County Municipal. I've put a copy in front of you. A resolution to change health insurance plan with the Greater Tompkins County Municipal Health Organization. I need a motion. (Adrian): I'll make that motion. (Rizzo): I'll second it. (See resolution on the following page).

(Gray): Okay, before we go into committee reports, we need to talk about about minutes. We're two hours and Lcll 11L111ulcs imo Lhis meeting. AnnMarie is doing a remarkable job with the minutes but she's putting in houn and hours into the minutes. (Gagliardi): She doesn't have to do it verbatim. (Gray): That's what I've told her and Pennie has told her and there was a lengthy discussion on certain things and this is what the resolve was. Does anybody have an issue with that? (Qeffers): We have these recorded on a library, correct? (Gray): We have these on Pennie's computer, yes. She is doing a remarkable job. (LaPointe): Is there a time limit as far as how long we have to have them? (Gray): Seven years. (Andino): I just want to advise the board that under the Governor's Executive Orders, if you are doing meetings via ZOOM, the Executive Orders require that a transcript verbatim be produced. I'm just advising the board, whether or not that's what you want to do, that's the Governor's Orders. (Gray): We could also provide him with a copy of the tape. Kris, let's start with you.

(LaPointe): Highway department report was given with copies to all board members.

(Schalck): Water and Sewer report was given with copies to all board members. A motion was made by Councilman Adrian to purchase a new truck for the Water and Sewer Department and seconded by Councilman Rizzo. Roll call vote: all were in favor.

(Gray): Motion to accept the abstracts that need three or four more signatures? (Qeffers): I'll make that motion. (Adrian): I'll second. (Gray): Voice vote: All were in favor.

(Rizzo): I make a motion to go into Executive Session to discuss personnel and contract items. (Adrian): I'll second.

**TOWN OF SENNETT  
TOWN BOARD RESOLUTION**

**December 17, 2020**

**A RESOLUTION TO CHANGE HEALTH INSURANCE PLAN WITH THE GREATER TOMPKINS  
COUNTY MUNICIPAL HEALTH INSURANCE CONSORTIUM**

Councilor Adrian introduced the following motion, which was seconded by Councilor Rizzo to wit:

**WHEREAS**, the Town of Sennett is a member of the Greater Tompkins County Municipal Health Insurance Consortium; and

**WHEREAS**, the Town of Sennett currently offers and provides Town employees with the Platinum Plan health insurance policy with the Greater Tompkins County Municipal Health Insurance Consortium; and

**WHEREAS**, the Town of Sennett's employees have expressed an interest in changing from the Platinum Plan to the Bronze Plan health insurance policy with the Greater Tompkins County Municipal Health Insurance Consortium.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town of Sennett hereby changes the health insurance policy offered/provided to Town employees from the Platinum Plan to Bronze Plan with the Greater Tompkins County Municipal Health Insurance Consortium; and

**RESOLVED**, that this change shall be effective on January 1, 2021.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

<b>Tom Gray</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Rick Gagliardi</b>	<b>Councilor</b>	<b>Voted</b>	<b>No</b>
<b>Mike Adrian</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>James Jeffers</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Edward Rizzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

The foregoing resolution was thereupon declared duly adopted.

**DATED: December 17, 2020**

	# Emp	Annual Platinum Prem	Platinum Deductible	Total Prem/Person	Annual Bronze Prem	Total Premium	Reduced ded	Total Deductible	Town Cost /Person	Total Prem & De. /Person
Individual	3	\$ 8,330.64	\$	\$ 8,330.64	\$ 4,566.24	\$ 13,698.72	\$ 5,000.00	\$ 15,000.00	\$ 9,566.24	\$ 28,698.72
Family	6	\$ 21,659.88	\$	\$ 21,659.88	\$ 11,872.20	\$ 71,233.20	\$ 10,000.00	\$ 60,000.00	\$ 21,872.20	\$ 131,233.20
Totals		\$ 29,990.52		\$ 154,951.20		\$ 84,931.92		\$ 75,000.00		\$ 159,931.92
				Less 8% cont	\$ 12,396.10	\$ 6,794.55				\$ 6,794.55
				True Town cost	\$ 142,555.10					\$ 153,137.37
										\$ 10,582.26

	0%	8%	PLAT	BRONZE		
single	2	1	\$ 8,330.64	\$ 4,566.24		
family	3	3	\$ 64,979.64	\$ 35,616.60		
			\$ 73,310.28	\$ 40,182.84	\$ 5,864.82	\$ 3,214.63
CURRENT CONTRIBUTIONS			\$ 5,864.82	\$ 3,214.63	\$ 149,086.38	\$ 7,630.92

8% contribution

Annual	Platinum	Bronze	diff
Single	\$ 666.45	\$ 365.30	\$ 301.15
Family	\$ 1,732.79	\$ 949.78	\$ 783.01

CALL FOR EXECUTIVE SESSION: Rizzo

NEXT MEETING: 01/21/21

ADJOURNMENT: 9:00 p.m.

Minutes respectfully submitted by AnnMarie Clarke  
01/05/21

**LOCAL LAW B OF 2020 OF THE TOWN OF SENNETT**  
**ESTABLISHMENT OF A PLANNED DEVELOPMENT DISTRICT**  
**FOR THE SENNETT MEADOWS PROJECT**

**Section 1. Authority**

This Local Law is enacted pursuant to the authority granted by Section 10(1)(i) of the Municipal Home Rule Law, and pursuant to Section 261 of the Town Law of the State of New York, which authorize the Town of Sennett (herein, the "Town") to adopt laws and regulations that advance and protect the health, safety, and welfare of the Town.

**Section 2. Title**

The title of this local law is: "Establishment of a Planned Development District for the Sennett Meadows Project"

**Section 3. Legislative Intent**

It is the purpose and intent of this local law to promote and protect the health, safety and welfare of the residents, businesses, and visitors within the Town of Sennett, and particularly:

- (1) Providing affordable housing options for senior citizens via the creation of a senior citizen (55+ or 62+) oriented housing facility and/or apartments;
- (2) Providing safe, secure, and modern independent living options for senior citizens who wish to remain in the Town of Sennett rather than moving out of the Town to find appropriate living choices; and
- (3) Creating "smart-growth" residential living opportunities for senior citizens in an area of Town with existing water and sewer infrastructure so that special district users will more affordably share in the costs of water and sewer district charges; and
- (4) Incentivizing a well-seasoned and successful developer of senior living facilities to locate a state-of-the-art senior living facility in the Town of Sennett which can become a job creator and stabilizing influence on portions of the local population.

**Section 4. Legislative Findings**

The Town Board of the Town of Sennett finds and determines that the regulations contained in this Local Law will serve the community by facilitating the development and operation of an important and beneficial senior living project while minimizing adverse impacts on neighboring properties and protecting the public health, safety, and welfare.

**Section 5. Legal Zone Change**

The Zoning classification of a portion of the real property commonly known as 3365 East Genesee Street (New York State Route 20), Town of Sennett, County of Cayuga and State of New York with Tax I.D. #116.00-1-6.814, consisting of a 10.00 ± acre lot to be subdivided is hereby permanently changed from Residential to Planned Development District ("PDD") in accordance

with the attached legal description. Upon adoption of this local law and filing with the New York Secretary of State, the PDD created shall be known as the "Sennett Meadows PDD".

### **Section 6. Zoning Map Amendment**

The zoning map of the Town of Sennett is hereby amended to reflect and incorporate the foregoing change in zoning classification.

### **Section 7. Development of the Planned Development District**

Sennett Meadows PDD shall be developed and operated in strict and specific accordance with the terms of the PDD application (as last revised December 17, 2020) and project plans (including but not limited to the C-4 PDD Layout Plan dated December 14, 2020) subject to subdivision approval and site plan review by the Town of Sennett Planning Board consistent with this Local Law.

#### **A. Bulk and Use Standards**

The purpose of the PDD is to provide the flexible land use and design regulations through the use of performance criteria and land impact considerations, so that developments incorporating individual building sites, common property, singular land use, and/or mixed land uses may be planned and developed as a unit.

To better utilize this site in concert with the Town of Sennett Comprehensive Plan and Cayuga County Planning policies, and to facilitate development of a well-planned and carefully integrated senior living facility, the following standards are intended to guide all use and development criterion this Planned Development District.

#### PDD Allowed Uses

The proposed PDD is to be a senior citizen (55 years of age and older or 62) residential PDD that provides housing options to low and moderate income seniors. Supportive care components for the residents are also integral authorized components of the PDD. The PDD regulations are to be applied in tandem with the Town of Sennett's design standards as defined by the Zoning Law of the Town of Sennett (October 2014), as amended.

The following are the proposed allowed uses within the PDD:

- Dwelling, Multi-Family (Apartments) - Senior Citizen Oriented
- Senior Independent Living Facility
- Senior Citizen supportive services contained within a Senior Independent Living Facility and/or Multi-Family Dwelling building - Senior Citizen Oriented

## PDD Dimensional Requirements

The following table defines the dimensional requirements for development projects within the proposed PDD:

Minimum Lot Width	100 FT
Minimum Front Yard Setback	35 FT
Minimum Side Yard Setback	15 FT
Minimum Rear Yard Setback	35 FT
Maximum Building Height	35 FT
Maximum Building Lot Coverage	35%
Maximum Impervious Lot Coverage	60%

### **B. POD Parking Requirements**

The following table provides for the parking requirements for the development projects within the proposed PDD:

Minimum Parking Stall Dimensions	9 FT wide X 18 FT long
Minimum Parking Lot Aisle Width	24 FT
Dwelling Multi-Family (Apartment)	1 Space per Unit
Senior Independent/ Assisted & Health Care	½ Space per Unit (bed)

The zoning regulations applicable to the PDD shall be as provided in this local law. If the provisions of this local law are silent concerning issues regulated by the Zoning Law of the Town of Sennett ("Zoning Law") in the Residential Zoning District, then the provisions of the Zoning Law then applicable to the Residential District shall apply. The project shall be constructed in substantial accordance with site plans to be approved by the Town of Sennett Planning Board, and shall consist of a 56,810± square foot primary senior apartment building with 60 apartment units, dedicated spaces for staff and supportive services, parking facilities in compliance with the above-referenced parking requirements, an accessory shed and/or landscaping structure to house outdoor equipment and tools, a trash/dumpster enclosure, downcast site and parking lighting, and a curb-cut allowing ingress and egress directly from New York State Route 20 to the primary building's parking areas. The primary building will also be serviced by public sewer and water, and will have gas and electric services installed.

The project will require subdivision approval as well as site plan approval from the Town of Sennett Planning Board, and related permits, approvals and compliance determinations from other involved agencies.

### **Section 8. Stormwater**

All stormwater management plans and associated utilities shall conform to the specifications of the Town of Sennett and the latest version of the NYDEC- New York State Stormwater Management Design Manual in effect at the time of site plan application. Prior to issuance of a

Certificate of Occupancy, a Stormwater Management and/or Maintenance Agreement between the facility owner and the Town of Sennett shall be executed.

**Section 9. Project Review Fees**

The project developer shall be responsible for reimbursing the Town of Sennett for any and all reasonable expenses and review fees incurred involving the Town of Sennett's consultants.

**Section 10. State Environmental Quality Review Act**

The Town of Sennett Town Board, as lead agency for this Project pursuant to the New York State Environmental Quality Review Act ("SEQRA") has issued a Negative Declaration and issued SEQRA findings concerning the project.

**Section 11. Severability**

If a court of competent jurisdiction determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, it is the intent of the Town Board of the Town of Sennett that the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered; and that the balance of this Local Law shall remain in full force and effect notwithstanding such court order or judgment.

**Section 12. Effective Date**

This Local Law shall take effect immediately upon filing of same with the New York State Department of State.

Upon motion made by Councilman Jeffers, and seconded by Councilman Adrian, the foregoing resolution was put to a roll call, which rrsnltr<l as follows:

Councilman Michael Adrian	Yes
Councilman Richard Gagliardi	Yes
Councilman James Jeffers	Yes
Councilman Edward Rizzo	Yes
Supervisor Thomas Gray	Yes