

Village of Lima Board Meeting

December 14th, 2021

Present: John Skiptunas, Mayor; John Wadach Deputy Mayor; Trustees Joshua Petraitis (arrived at 8:00pm), Brian Smith and Carolyn Fleming.

Others Present: Matthew Lenahan, Attorney; Elissa Sackett, Clerk; Jane Radomski, Deputy Clerk; Ben Luft, DPW Supervisor; Charlie Floeser, CEO; Meg Rose, Ambulance Chief; Jon Hinman, MRB Group; Jason Sackett, Pathstone; Bill and Sandi Shusda; Fran Gotcsik, HPC; George Gotcsik, Planning Board.

Absent: Steve McGrath, Fire Chief; Larry Teta, WWTP Operator.

The meeting of the Village of Lima was called to order by Mayor Skiptunas at 7pm Tuesday, December 14th, 2021 and opened with the Pledge of Allegiance.

Motion

Motion was made by Trustee Petraitis and seconded by Trustee Smith to approve meeting minutes from November 23rd, 2021. Motion passed unanimously.

At 7:01pm the Public Hearing for Local Law #5 of 2021 – Override the Tax Levy Limit Established in General Municipal Law was opened.

Department Reports

Fire Department – Steve McGrath, Fire Chief (Absent)

No report. Chief McGrath submitted an application for membership for Norman Statton. Deputy Mayor Wadach requested the application form be amended to include Chief McGrath's signature stating he has approved the new member.

Motion

Motion was made by Trustee Smith and seconded by Trustee Fleming to approve Norman Statton as a member of the Lima Volunteer Fire Department contingent on Chief McGrath's approval. Motion passed unanimously.

Ambulance – Meg Rose, Chief

The Ambulance report was passed around for the board to review. Chief Rose stated that they are looking at changing their incentive program to reward EMT's more. She explained that currently everyone is treated the same regardless if they are a driver or EMT, however the EMT's are putting in many more hours than drivers because they are limited. To make it fairer, they are looking at bumping up the incentives given to EMT's for covering shifts. She stated that morale is up at the Ambulance, but they are starting to split people up again with the increased number of covid cases.

Chief Rose discussed the surprise visit from the Department of Labor. She stated that one of the citations was that there is not an eye wash station currently at the Ambulance. She has since ordered a station and once received it will be installed in the bay area.

Chief Rose presented applications for membership for Jason Noll, Carolyn Merced and Nicole Turner. She has personally interviewed each one of the applicants.

Motion

Motion was made by Deputy Mayor Wadach and seconded by Trustee Fleming to approve Jason Noll, Carolyn Merced and Nicole Turner as members of the Lima Volunteer Ambulance. Motion passed unanimously.

Mayor Skiptunas stated that the Ambulance has a meeting scheduled for next Tuesday at 5:30pm with Honeoye Falls-Mendon, Bloomfield, Rush and Lima and Livingston County EMS to discuss daytime coverage for the Lima Ambulance. Reports will be given next month as to the result of the meeting.

Village of Lima Board Meeting

December 14th, 2021

WWTP – Larry Teta (Absent)

The Sewer Plant report was passed around for the Board to review. As of November 30th, the wastewater treatment plant was again in 100% compliance with NYSDEC regulations. Mr. Teta's report gave various updates regarding the capital improvements at the plant.

CEO – Charlie Floeser

CEO Floeser's report was passed around to the Board for review. He discussed his report at length and stated the Zoning Board of Appeals would be meeting to discuss a variance application regarding the "Lima Market" sign in front of the new Family Dollar.

Deputy Mayor Wadach asked CEO Floeser about the property on McDonald Drive and if it was safe in regards to mold. CEO Floeser explained that the Department of Health states that they cannot tell someone if mold is safe or not in a home as it affects each individual differently. He went on to state that the structure of the home has shifted and the front wall is "bowing" out. The new homeowners are aware and will have an engineer assess the structure.

DPW – Ben Luft

Mr. Luft stated that the new dump truck has finally been received. The cab of the old one will be painted and taken to auction in the spring. The funds received from the sale of the truck will go back into reserves to replenish what was taken out. Mr. Luft also stated that this year one of the zero turn lawnmowers will need to be replaced. He received a quote off one of the county bids and stated that there is enough budgeted for the mower this year so we do not need to advertise or transfer funds out of reserves. The new mower quote came in at \$12,157.99, so Mr. Luft asked for approval to spend up to \$13,000 in case anything extra comes up during delivery. He stated that once the new mower is received, the old one will go to auction in the spring as well.

Motion

Motion was made by Deputy Mayor Wadach and seconded by Trustee Smith to authorize Mr. Luft to spend up to \$13,000 to purchase a new zero turn mower. Motion passed unanimously.

Mr. Luft gave an update on the water project. All residents are on the new water main from Ziegler Dr. to College St. and the old main is turned off. The contractors are doing some of the big drilling this week, along with some blacktop. Mr. Luft believes that the remainder of the new main and piping will be in by the first week of January. Once completed, sampling and testing will be completed and residents will start to be connected to the new main. Planning Board Chair George Gotcsik asked about the tree lawns on Rochester St. being all stone now. Mr. Luft replied that restoration will be completed in the spring and these will not be stone after that.

Clerk Report – Elissa Sackett

Clerk Sackett stated that she had been in touch with Richard Sutherland regarding the Notice to Proceed for the fiber project. She stated that she will be working with him and sending documents as necessary. She also stated that Deputy Clerk Jane Radomski has been working diligently on record retention for the Village.

Several invoices were available to the board for review/approval. Payments were the following:

- Ambulance Fund: \$2,021.25
- General Fund: \$59,226.04
- Sewer Fund: \$2,681.54
- Water Fund: \$36,493.37
- Capital Water: \$434,568.57

Village of Lima Board Meeting

December 14th, 2021

- Capital Sewer: \$286,387.50
- Grand Total: \$821,378.27

Motion

Motion was made by Trustee Petraitis and seconded by Deputy Mayor Wadach to approve payment for invoices. Motion passed unanimously.

Motion

Motion was made by Deputy Mayor Wadach and seconded by Trustee Smith at 8:03pm to close the Public Hearing for Local Law #5 of 2021 – Override the Tax Levy Limit Established in General Municipal Law. Motion passed unanimously.

Motion

Motion made by Trustee Fleming and seconded by Trustee Smith to pass Local Law #5 of 2021 – Override the Tax Levy Limit Established in General Municipal Law. Motion passed unanimously.

Guests

Jon Hinman, MRB Group

Mr. Hinman was present to discuss the current progress of the Waste Water Treatment Plant upgrades, as well as the current budget for the project. Budget documents were handed out to Board members for review. He stated that everything is going as well as it can, but there are delays due to manufacturing (approximately 2-3 months). Change orders will need to be submitted due to timeline changes, but it will not affect the overall project.

Mr. Hinman stated that the project itself is on budget, and it appears that the funds set aside for contingency would be able to be used towards other upgrades in the WWTP. The funding for the project is at 0%, so it would be worth it to complete other upgrades at the plant. Mr. Hinman stated that Larry Teta (WWTP Operator) had expressed interest in a Scada system for the plant. Currently, if there is an emergency/error at the plant, Mr. Teta would not be aware until he arrived at the plant in the morning. The dialer system would call Mr. Teta as soon as an error occurred so he would be able to handle the problem immediately. Mr. Luft stated that the same type of system is installed at the pumphouse and it is well worth the expense. Mr. Hinman stated the cost of the system is approximately \$12k and had an annual fee of \$450.

Motion

Motion was made by Deputy Mayor Wadach and seconded by Trustee Fleming to authorize a change order for the purchase and installation of a Scada system at the Waste Water Treatment Plant. Motion passed unanimously.

Mr. Hinman brought up that Mr. Teta has been having difficulty with the primary digester and stated the digester has not been cleaned in a very long time (since last upgrades were made to plant). He suggested that once the secondary digester is up and running, the primary digester should be cleaned to remove sediment that has been built up over the years. Cost to clean the digester will run between \$25k - \$35k, but once cleaned it will not need to be done for several more years.

Motion

Motion was made by Deputy Mayor Wadach and seconded by Trustee Fleming to authorize a change order to have the primary digester cleaned with a cost not to exceed \$50k. Motion passed unanimously.

The Board along with Mr. Hinman discussed other maintenance upgrades that could be completed at the plant such as upgrades to the building envelope and ventilation. Mr. Hinman stated that the DEC is requiring the ignitor be back up and running. He said it is mostly repairs that are needed to be made to the ignitor, but he needs to discuss with both the General Contractor as well as the Electrical Contractor as both will have to be involved in fixing the ignitor. Once both parties have met, Mr. Hinman will relay the cost to the Board. Mr. Hinman added that he has been very impressed with Larry Teta's level of expertise in operating and maintain the plant.

Village of Lima Board Meeting

December 14th, 2021

Jason Sackett, Pathstone

Mr. Sackett provided the Board with an update on the Cobblestone Green Project, as well as to discuss a potential real estate tax options (581-A or payment in lieu of taxes [PILOT]). He started by giving an update to the site access, stating that discussions were being held with the current owner of the former George Francis restaurant to have access via 15A rather than at the end of McDonald Drive. The Village Planning Board had been informally engaged and formal engagements will occur once the modified site plan and other due diligence is prepared.

Mr. Sackett discussed the difference between a 581-A tax option and a PILOT tax option. He stated that there are pros and cons to both, but with a 581-A the numbers appear to be higher on paper, but payments are based on net operating income which is volatile. Deputy Mayor Wadach asked Mr. Sackett who would be responsible for coming up with the numbers on the 581-A, to which Mr. Sackett replied all projects completed by Pathstone are required to have a yearly audit completed by a 3rd party accounting firm. Mr. Sackett explained that although the numbers in a PILOT appear to be lower, the numbers are more guaranteed than with the 581-A. Mr. Sackett also stated that a PILOT would allow for Pathstone to leverage other financing for the project (enticing to investors). Mr. Sackett also explained that since the project is being funded by various tax credit programs, the project could only be taxed on the amount of long-term financing, which is approximately \$2M. The Board asked Mr. Sackett if he could provide locations of other Pathstone projects for the Board to review to see how the project in Lima would align with other projects. The Board agreed that more discussions need to be held on the project before a final decision could be made regarding approving a tax program. Mr. Sackett will correspond with Attorney Lenahan on a draft agreement.

Business

Endorsement for American Hotel Grant – Fran Gotsik was present to discuss the grant the American Hotel received from the New York State Office of Parks, Recreation and Historic Preservation to make improvements to the portico and entrance. The grant requires an endorsement from the Village of Lima (see attached resolution). She discussed Historic Preservation and how these grants have helped the Lima community over the years.

NYCOM Winter Legislative Meeting – Mayor Skiptunas stated NYCOM will be hosting a Winter Legislative Meeting February 13-14 at the Marriott in Albany. He expressed that he would like to attend as the agenda will be discussing the infrastructure bill and how it will affect local communities.

Motion

Motion was made by Deputy Mayor Wadach and seconded by Trustee Smith to authorize Mayor Skiptunas to attend the Winter Legislative Meeting scheduled for February 13-14 at the Marriott in Albany. Motion passed unanimously.

Community Solar Update – Deputy Mayor Wadach stated that the solar developers are close to completion on the array. Once the array has been completed/connected, information will be sent to National Grid for residents to start receiving credit on their bills. He anticipates that this will be completed and credits will start being applied in February.

Updates on Fiber Project – Deputy Mayor Wadach gave several updates regarding the fiber project. He stated that Tim Smith from Empire had emailed regarding a preferred location for their equipment. Out of the several parcels listed, only one parcel is owned by the Village. Clerk Sackett stated that Tim had sent a follow up email stating that there had been a miscommunication with the Engineer, and the location

Village of Lima Board Meeting

December 14th, 2021

needs to be the address they had listed on the USDA Grant. She was unsure what this address was at this time.

Deputy Mayor Wadach discussed the process of the grant with the board. After further research, certain aspects of the project will need to go out for bid. Per NBRC, the company hired to Design the system can not same as the company that will construct the system. Deputy Mayor Wadach will work with Greater Finger Lakes Regional Planning Committee (GFLRPC) on the bidding process. He stated that he is also waiting on clarification regarding the \$10 fee being paid to the Village by Empire and that it is not considered programmatic income. Programmatic income is disallowed with the grant. Follow ups will be made with Empire Access as well as GFLRPC regarding this.

Roundtable Discussion

Mayor Skiptunas thanked Ben and the DPW crew for everything that they had done this past year.

Trustee Fleming stated the Ambulance had a surprise visit from the Department of Labor. This created a lot of extra work for Chief Rose. She stated that all of the hazmat materials were out of compliance (missing MCSD sheets). Chief Rose updated everything that had been brought up by the Department of Labor.

Deputy Mayor Wadach asked if water usage for Tupelo Trail was calculated when it came to billing the town for their portion of the water projects to which Mr. Luft replied yes. He explained that he runs calculations for District 2 as well as Tupelo Trail when he calculates the Town's percentage yearly.

Deputy Mayor Wadach said that he had passed along to Trustee Smith and Trustee Petraitis information regarding safe field maintenance practices for Willson Field at Tubbs Park.

Meeting adjourned at 10:07pm.

Village of Lima Board Meeting

December 14th, 2021

Approval and Endorsement of Grant Application for the American Hotel of Lima, Inc. for the American Hotel Portico and Entrance Rehabilitation.

The following RESOLUTION was adopted by the Village Board of the Village of Lima at a regular meeting held on December 14th, 2021.

WHEREAS, the American Hotel of Lima, Inc., a for-profit corporation, is applying to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for a grant under Title 9 of the Environmental Protection Act of 1993 for a project to be located at 7304 East Main Street, within the territorial jurisdiction of this Board; and

WHEREAS, as a requirement under the rules of this program, said for-profit corporation must obtain the "approval/endorsement of the governing body of the municipality in which the project will be located";

NOW, THEREFORE, upon motion by Trustee John Wadach, seconded by Trustee Brian Smith, it is hereby

RESOLVED by this august body that the Board of Trustees of the Village of Lima hereby does approve and endorse the application of the American Hotel of Lima, Inc. for a grant under Title 9 of the Environmental Protection Act of 1993 for a project known as American Hotel Portico and Entrance Rehabilitation and located within this community.

Dated: December 14th, 2021

Vote of the Board:	Mayor John Skiptunas	YES
	Deputy Mayor John Wadach	YES
	Trustee Joshua Petraitis	YES
	Trustee Brian Smith	YES
	Trustee Carolyn Fleming	YES

BY THE ORDER OF THE VILLAGE BOARD
OF TRUSTEES OF THE VILLAGE OF LIMA

ELISSA SACKETT, Village Clerk