

DATE OF MEETING: June 20, 2022

PLACE OF MEETING: Village Hall, Pawling, New York

MEMBERS PRESENT: Mayor Lauri Taylor  
Trustee Dan Peters  
Trustee John Burweger  
Trustee Jerry Locascio  
Trustee Tom Meyer

The meeting was called to order at 7:00 P.M. with the Pledge of Allegiance.

**MOTION** by Trustee Locascio to open the Public Hearing on Local Law No. 7 of 2022 (noticed as Local Law No. 5) repealing Local Law No. 1 for the year 2018 entitled "A local law Amending Chapter 98 Schedule B of the Village Code Entitled "Zoning" and Village of Pawling Local Law No. 4 of 1994 to set maximum building height and permit limited residential occupancy on ground floors in Type 1 Urban Regulation for Shopfront mixed use buildings in the B-1 District, and amending Village of Pawling Local Law No. 4 of 1994 Comprehensive Plan Update §14 of Addendum to Comprehensive Plan" at 7:01 P.M. **SECONDED** by Trustee Meyer. There was no discussion; all were in favor and the motion carried.

Mr. David Daniels, a village attorney, reported he heard back informally from the county with some questions and comments. He reported the main comment with the repeal of the local law was that the density of multi-family residences in the B-1 District would be back to 10 per acre. He stated it might be something for the Board to think about in that many of the residences, including ones that were being recently approved, were less than that. He said it would not change the density of the B-2 or the R-4 which were the other ones with that limitation. He said if the Board decided to make that change, to not have the density limitation apply to B-1, that would be a significant change and the Board would not be passing that at the current meeting. Mr. Daniels said the village had a couple of other applications that were pending and the Board might consider grandfathering applicants that came in before the time the law was introduced. He said what would remain was the 3.5 story reduction and subject to that exception the board would eliminate the apartments on the first floor in the B-1. He stated if someone wanted to do that in the future they would need to get a variance.

Mayor Taylor said this was not the county's formal review. Mr. Daniels said that was correct and if the Board decided to make the changes they could do that and present those changes to the county and they would cooperate to meet whatever timeframe the Board decides. Mayor Taylor said she and Mr. Daniels spoke about it and she did not want this to affect the 2 projects before the boards because they put a lot of time and funds into moving those projects forward and she didn't want this to have an adverse effect on that.

Trustee Peters asked about the 10 limit – was the county recommending that the Board not make that change. Mr. Daniels said the county did not think that having some density in the B-1 is necessarily a bad thing. He said to limit it to 10 per acre was...the Dutcher House is probably 100 per acre...the Board wants to have the discretion to have the density in the B-1 to be limited to size and space and other criteria.

Mayor Taylor said the Board did not have a formal response from the county yet. She said the reason they opened the Public Hearing was because at a previous meeting the Board set the Public Hearing date for that evening and therefore the Board was holding the Public Hearing but

her view was that at this point the Board keep the Public Hearing open pending any changes and the full review from the County. Mr. Daniels recommended that since the changes may be considered significant that the Board close the Public Hearing and start the process with a new notice and a new referral to the County if the Board decided to make the changes.

**MOTION** by Trustee Locascio to close the Public Hearing on Local Law No. 7 of 2022 (noticed as Local Law No. 5) repealing Local Law No. 1 for the year 2018 entitled "A local law Amending Chapter 98 Schedule B of the Village Code Entitled "Zoning" and Village of Pawling Local Law No. 4 of 1994 to set maximum building height and permit limited residential occupancy on ground floors in Type 1 Urban Regulation for Shopfront mixed use buildings in the B-1 District, and amending Village of Pawling Local Law No. 4 of 1994 Comprehensive Plan Update §14 of Addendum to Comprehensive Plan" at 7:07 P.M. **SECONDED** by Trustee Peters. There was no discussion; all were in favor and the motion carried.

**MOTION** by Trustee Peters to authorize the attorney to make the necessary adjustments in the local law as discussed and recommended and present them to the County. **SECONDED** by Trustee Burweger. There was no discussion; all were in favor and the motion carried.

Mr. Dan Stone, a representative of LaBella, gave a presentation on potentially changing the water rates (see attached).

**MOTION** by Trustee Peters to approve LaBella preparing bid docs for Umscheid headworks and minor electrical work at Baxter Green WTP. **SECONDED** by Trustee Meyer. There was no discussion; all were in favor and the motion carried.

**WHEREAS**, the Department of State has made available approximately \$2 million to fund applications for the Smart Growth Community Planning and Zoning Grant Program; and

**WHEREAS**, the Village of Pawling is an eligible applicant and the application must include a letter or resolution which demonstrates the municipal consent and support for the application, as set forth in the Request for Applications; and

**WHEREAS**, the Village of Pawling adopted the most recent Village of Pawling Comprehensive Plan under local law No. 4 of the year 1994; and

**WHEREAS**, the Village of Pawling authorized LaBella Associates to prepare of a Village of Pawling Smart Growth Program Community Planning and Zoning Grant Program grant application; and

**WHEREAS**, the grant application request is \$100,000, the program requires that state assistance shall not exceed 90% of the total eligible project cost; and

**NOW THEREFORE BE IT RESOLVED**, that the Mayor of the Village of Pawling, New York, is hereby authorized as official representative of the Village to execute and submit a Consolidated Funding Application for Smart Growth Community Planning and Zoning Grant Program funding request of \$100,000 to the administrative agency for the Federal Fiscal Year 2022 program, all understanding and assurances contained therein, and is hereby directed and authorized to act in connection with the submission of the application and to provide such additional information as may be required; and

**BE IF FURTHER RESOLVED**, that upon funding of said amount, the Village of Pawling commits to contribute \$12,000 in cash toward the project as specified in the grant application.

On a motion by Trustee Dan Peters, seconded by Trustee John Burweger, the foregoing resolution was adopted on a roll call vote of 5 Ayes, 0 Nays.

**MOTION** by Trustee Peters to approve the correction to tax bill number 41. **SECONDED** by Trustee Locascio. There was no discussion; all were in favor and the motion carried.

**MOTION** by Trustee Meyer to deny the request for a reduction to the bill for water account number 10401. **SECONDED** by Trustee Burweger. There was no discussion; all were in favor and the motion carried.

**MOTION** by Trustee Peters to approve the proposal received from Williamson Law Book Company for the water and garbage billing software program. **SECONDED** by Trustee Locascio. There was no discussion; all were in favor and the motion carried.

**MOTION** by Trustee Meyer to approve the minutes from April 18, 2022 and May 2, 2022. **SECONDED** by Trustee Locascio. There was no discussion; all were in favor and the motion carried.

**MOTION** by Trustee Locascio to approve the Metro North Treasurer's Report for May 2022. **SECONDED** by Trustee Burweger. There was no discussion; all were in favor and the motion carried.

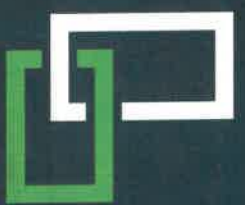
Mr. Stone reported there was a water leak at the corner on East Main Street near Route 22 that will be noticed and repaired. He said a meeting was scheduled with EFC to go over permanent financing for Umscheid. Mr. Stone said he was meeting with Kulk's Plumbing to go over the Chamber of Commerce sewer line and the Village Hall leak. He said flow testing was continuing. Mr. Stone stated that if the village decides to use EFC money moving forward it might be beneficial to complete an income survey.

**MOTION** by Trustee Burweger to approve payment of the June 7, 2022 prepaids in the amount of \$1,560.00. **SECONDED** by Trustee Peters. There was no discussion; all were in favor and the motion carried.

**MOTION** by Trustee Burweger to approve payment of the June bills in the amount of \$4,613.24. **SECONDED** by Trustee Peters. There was no discussion; all were in favor and the motion carried.

**MOTION** by Trustee Peters to adjourn the meeting at 7:53 P.M. and go into Public Comment. **SECONDED** by Trustee Burweger. There was no discussion; all were in favor and the motion carried.

  
Village Clerk



# LaBella

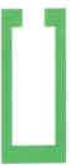
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Pawling Water Rates

## Water Rate Presentation to Pawling Village Board June 20, 2022

### Tonight's Discussion

- Village Water Supply Financing Concepts and Applications
  - How Pawling keeps track of Water revenue and expenditures
  - Annual Water Budgets and Collections
- Recent and Near-Term Future Water Fund Pawling Water Budgets
- Water Fund and Water Rate Fundamentals
  - Benefitted Use
  - Components of Rates
- Current Water Rates and Recommended Future Rate Structure
- Implementation Schedule



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## **Water Rate Presentation to Pawling Village Board June 20, 2022**

### **Village Water Supply Financing 101**

Pawling Keeps Track of Water Fund Money

- Pawling Keeps Water Supply Finances Separately from all other funds
- This Fundamental is Consistent with NYS Municipal Finance Law... Only those who receive benefits are responsible to pay the costs



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## **Water Rate Presentation to Pawling Village Board June 20, 2022**

### **Village Water Supply Financing 101**

#### **Budgets and Collections**

- Village Board Annually establishes the Water Supply Budget
- Village Board Periodically Reviews Water Rates and revises these to generate the revenue it needs to operate the Water Supply
- Village Board Pays Expenses and Collects revenue
  - If there is a surplus it --→ goes to the Water Fund
  - If there is a shortfall <-- Comes from the Water Fund Balance

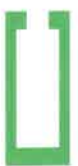


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## Water Rate Presentation to Pawling Village Board June 20, 2022

### Illustration of Recent and Some Future Water Fund Budgeting needs

Category	2021	2022	2023	2024
O&M	\$320,000	\$320,000	\$335,000	\$360,000
Capital	\$40,000	\$40,000	\$125,000	\$125,000
Revenue if no Change	\$350,000	\$350,000	\$350,000	\$350,000
Fund Balance	-\$10,000	-\$10,000	-\$110,000	-\$135,000



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## **Water Rate Presentation to Pawling Village Board June 20, 2022**

### **Water Rates Usually have two Components**

1. Operation and Maintenance
  - Pays for everything that “keeps the lights on”
2. Capital Repayment of Bonds
  - Municipal Bonds are used to spread out cost of improvements
  - Think of a families Mortgage on a house

**Currently Pawling's rate is one Component: Cost per gallon**



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## **Water Rate Presentation to Pawling Village Board June 20, 2022**

### **Municipal Solutions and LaBella Recommend Two Component Rate System**

#### **Operation and Maintenance**

- Water rate is multiplied by gallons used to calculate O&M Charge
- Recommend flat or increasing cost with increasing use

#### **- Capital Recovery Equivalent Dwelling Unit Method**

- Capital need is multiplied by:
  - Users Benefit assignment/ Sum of all Benefit units



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## Water Rate Presentation to Pawling Village Board June 20, 2022

### Comparison of existing and Proposed Rates

Current Rate					Future Rate
	Min gal	Upper limit, gal	Quarterly Cost, \$		
O+M Use per Quarter	0	8000	77.75		Probably Lower
O+M Use per Quarter	8001	60,000	Calculated by 4.72/1000		Probably Flat
O+M Use per Quarter	60001	And greater	Calculated by 3.73/1000		Probably Flat
Capital Charge			Zero		Probably Pro rata based on Benefit Unit Assignment



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## **Water Rate Presentation to Pawling Village Board June 20, 2022**

### **Proposed Implementation Schedule**

- June 2022--Initial Presentation to Village Board and Public**
- June 2022--Engage Williamson Law to program Billing System**
- June-July 2022 --Work out Benefit Assignment for each User and review with VB**
- June-July 2022--Work out Rate Schedule and review with VB**
- August 2022--Test Billing Program by comparing 2<sup>nd</sup> Quarter bills both ways**
- August 2022 --Certify that Program works as planned**
- August 2022 --VB accepts the New Rate Schedule for consideration at first Meeting August 2022 and schedules Public Hearing for Second Meeting in August 2022**
- August 2022 VB Hears the Public, Closes the Hearing and considers adoption of New Rates**
- September 2022-- billing cycle Use new Billing Program to Bill Customers**



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