

MINUTES OF THE SPECIAL TOWN BOARD MEETING OF THE RAMAPO TOWN
BOARD HELD ON MARCH 22, 2021

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The Town Board of the Town of Ramapo convened in on Monday, March 22, 2021 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

Supervisor Michael B. Specht called the meeting to order and **Town Clerk, Sharon Osherovitz** called the roll. The following Board members were present and answered to their names:

Call to Order

Attendee Name	Title	Status	Arrived
Michael B. Specht	Supervisor	Present	
Brendel Charles	Councilwoman	Present	
Michael Rossman	Councilman	Present	
David Wanounou	Councilman	Present	
Yehuda Weissmandl	Councilman	Present	
Alyssa Slater	First AssistantTown Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

Presentation: Assemblyman Mike Lawler - 97th Assembly District

The Honorable Mike Lawler introduced himself as our new Assembly person representing the 97th Assembly District which encompasses all of Orangetown and 64 Districts in Ramapo. The Assemblyman spoke on State and Federal COVID -19 aide, more specifically on the funding New York State received in 2020 under the previous administration and additional funding allocated under the new administration. Assemblyman Lawler addressed funding for K-12 schools, and other relief afforded to all residents throughout the county, e.g. direct payments, extended unemployment insurance, expansion of the child tax credit. The Assemblyman announced he is always available to his constituents.

Public Participation:

The following person wished to address the Town Board this evening:

Robert Steele - 2310 Views Way, Pomona, NY - thanked Assemblyman Lawler for the extra monies brought into the school district in addition to the federal government's school aide legislation.

Close Open Period For Public Participation

RESOLUTION NO. 2021-137

RESOLVED by the Town Board of the Town of Ramapo that the Open Period For Public Participation held this evening, March 22, 2021, be hereby **closed at 7:20 P.M.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Yehuda Weissmandl, Councilman
SECONDER:	David Wanounou, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Comprehensive Plan Update

SUPERVISOR MICHAEL B. SPECHT introduced **JACKIE HAKES** of MJ Engineering who gave a power point presentation on the Northeast Ramapo efforts. **BEN GAILEY** of Jaobowitz and Gubits, LLP, Town's outside council, expanded on the comprehensive plan project.

Re-Open Public Participation

RESOLUTION NO. 2021-138

RESOLVED by the Town Board of the Town of Ramapo that the Open Period For Public Participation held this evening, March 22, 2021, be hereby **Re-Opened at 7:40 P.M.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Wanounou, Councilman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Public Participation

The following persons wished to address the Town Board this evening:

Jonathan Lochman - 321 Plaza Road North, Fair Lawn, NJ - queried the completeness of the LaBerge map dated February 23, 2021, and if flood zone is being considered Town-wide or just re Northeast Plan. **Ms. Hakes** responded map was still a draft, and at this time flood zone was being considered in the Northeast.

Robert Trostle - 45 S. Mountain Road, New City, NY - opined sidewalks on Rt 45 are not needed and if need be, cost should be developer's expense; referring to Biden's plan of 30% for preservation of water, suggested Northeast should have more open space due to flood zone.

Nana Koch - 45 S Mountain Road, New City, NY - probed land use concepts for Stryker and Mulbury properties non-public land; asked about time frame for project; advised FAQs not being addressed; questioned the provisions for "fair housing" and "senior housing". **Councilman Weissmandl** advised a timeline for completeness will be developed.

Deborah Munitz - 5 Rose Hill Road, Montebello, NY - announced open questions are not answered; orated plan is not as complete as the consultants consider it to be, questioned missing maps; pondered the logic of number of areas being considered for development, stated if there is a need for more housing look for undeveloped areas; submitted written comments/questions.

Terri Thal - 8 Lake Road, New City, NY - representing West Branch - inquired if Stryker property was public land; questioned New Hempstead's involvement in the planning process.

Mordechai Bireth - 132 Rt 306 - Monsey, NY - Thanked the Town of Ramapo for traffic control; asked for spring clean-up schedule.

Close Open Period For Public Participation

RESOLUTION NO. 2021-139

RESOLVED by the Town Board of the Town of Ramapo that the Open Period For Public Participation held this evening, March 22, 2021, be hereby **closed at 7:58 P.M.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Yehuda Weissmandl, Councilman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Public Hearing:

A Public Hearing was held this evening, March 22, 2021 at 7:00 P.M., via zoom, for the purpose of soliciting public comments on the question of **THE INCREASE AND IMPROVEMENT OF THE FACILITIES OF SEWER DISTRICT NO. 5 IN THE TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK, CONSISTING OF THE CONSTRUCTION OF IMPROVEMENTS TO THE WAVERLY PLACE SEWER COLLECTION SYSTEM, AT A MAXIMUM ESTIMATED COST OF \$6,825,000.**

The following persons wished to address the Town Board this evening.

Deborah Muntiz - 5 Rose Hill Road, Montebello, NY - communicated she would have liked more information on the logic for the Town spending this money, suggested there are more areas that could use new infrastructure.

Nana Koch - 45 S. Mountain Road, New City, NY - stated this is why a total comprehensive plan is needed, not just in the Northeast Corridor.

ED BRADHAUER -GHD - provided an overview and history of the project.

**Close Public Hearing: Increase and Improvement of the Facilities of Sewer District No. 5:
Waverly Place**

RESOLUTION NO. 2021-140

RESOLVED by the Town Board of the Town of Ramapo, that a Public Hearing held this evening, March 22, 2021 at 7:00 P.M., via zoom, for the purpose of soliciting public comments on the question of **THE INCREASE AND IMPROVEMENT OF THE FACILITIES OF SEWER DISTRICT NO. 5 IN THE TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK, CONSISTING OF THE CONSTRUCTION OF IMPROVEMENTS TO THE WAVERLY PLACE SEWER COLLECTION SYSTEM, AT A MAXIMUM ESTIMATED COST OF \$6,825,000**, be hereby closed at 8:10 P.M.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Yehuda Weissmandl, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Adoption of Public Interest Order: Sewer District No. 5

RESOLUTION NO. 2021-141

WHEREAS, the Town Board of the Town of Ramapo, Rockland County, New York, has duly caused to be prepared a plan and report including an estimate of cost, pursuant to Section 202-b of the Town Law, relating to the increase and improvement of the facilities of Sewer District No. 5 in the Town of Ramapo, Rockland County, New York, consisting of the construction of improvements to the Waverly Place sewer collection system; and

WHEREAS, at a Meeting of said Town Board, duly called and held on March 10, 2021, an order was duly adopted by it and entered in the Minutes specifying the said Town Board would meet to consider the increase and improvement of the facilities of Sewer District No. 5 in said Town at a maximum estimated cost to the District of \$6,825,000 and to hear all persons interested in the subject thereof concerning the same at the Ramapo Town Hall, in Suffern, New York, in said Town, on March 22, 2021, at 7:00 o'clock P.M., Prevailing Time; and

WHEREAS, said order duly certified by the Town Clerk was duly published and posted as required by law; and

WHEREAS, a public hearing was duly held at the time and place set forth in said notice, at which all persons desiring to be heard were duly heard;

NOW, THEREFORE, BE IT ORDERED, on a **ROLL CALL VOTE** by the Town Board of the Town of Ramapo, Rockland County, New York, as follows:

Section 1. Upon the evidence given at the aforesaid public hearing, it is hereby found and determined that it is in the public interest to make the improvement, to increase and improve the facilities of Sewer District No. 5 in the Town of Ramapo, Rockland County, New York, consisting of the construction of improvements to the Waverly Place sewer collection system, at a maximum estimated cost to the District of \$6,825,000.

Section 2. This order shall take effect immediately.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Authorization for Issuance of Serial Bonds: Sewer District No. 5

RESOLUTION NO. 2021-142

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$6,825,000 SERIAL BONDS OF THE TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK, TO PAY COSTS IN CONNECTION WITH THE INCREASE AND IMPROVEMENT OF THE FACILITIES OF SEWER DISTRICT NO. 5 IN THE TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK.

WHEREAS, pursuant to the provisions heretofore duly had and taken in accordance with the provisions of Section 202-b of the Town Law, and more particularly an order dated March 22, 2021, said Town Board has determined it to be in the public interest to increase the facilities of Sewer District No. 5 in the Town of Ramapo, Rockland County, New York, at a maximum estimated cost to the District of \$6,825,000; and

WHEREAS, it is now desired to provide funding for such capital project;

NOW, THEREFORE, BE IT RESOLVED, on a **ROLL CALL VOTE** by the Town Board of the Town of Ramapo, Rockland County, New York, as follows:

Section 1. For the specific object or purpose of paying the cost of the increase and improvement of the facilities of Sewer District No. 5 in the Town of Ramapo, Rockland County, New York, consisting of the construction of improvements to the Waverly Place sewer collection system, there are hereby authorized to be issued \$6,825,000 serial bonds of said Town pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the maximum estimated cost of the aforesaid specific object or purpose to the District is \$6,825,000 and that the plan for the financing thereof is by the issuance of the \$6,825,000 serial bonds of said Town authorized to be issued pursuant to this bond resolution.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid object or purpose is forty years, pursuant to subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the serial bonds herein authorized will exceed five years.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of Ramapo, Rockland County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. To the extent not paid from other sources, there shall be annually assessed upon all the taxable real property within said Sewer District No. 5 in the manner provided by law an amount sufficient to pay the principal and interest on said bonds as the same become due, but if not paid from such source, all the taxable real property in said Town shall be subject to the levy of ad valorem taxes sufficient to pay the principal of and interest on said bonds as the same shall become due.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the Town of Ramapo, Rockland County, New York, by the manual or facsimile signature of the Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the Town Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he or she shall deem best for the interests of the Town.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor.

Section 9. The validity of such bonds and bond anticipation notes may be contested only if:

1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or

2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 10. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 11. This resolution which takes effect immediately shall be published in summary in the official newspaper of said Town, together with a notice of the Town Clerk in substantially the form provided in Section 81 of the Local Finance Law.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Acceptance of Minutes:

Regular Meeting of March 10, 2021

RESOLUTION NO. 2021-143

RESOLVED by the Town Board of the Town of Ramapo that the following Minutes of the Ramapo Town Board be hereby accepted, adopted and recorded in the Minute Book:

MARCH 10, 2021- REGULAR

RESULT:	ADOPTED [4 TO 0]
MOVER:	Yehuda Weissmandl, Councilman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Weissmandl
RECUSED:	Wanounou

Town Attorney:

Authorization for the Issuance of a Bond: Purchase and Installation of License Plate Readers

RESOLUTION NO. 2021-144

RESOLVED by the Town Board of the Town of Ramapo that the Bond Resolution dated March 22, 2021, entitled, "**AUTHORIZING THE PURCHASE AND INSTALLATION OF LICENSE PLATE READERS IN AND FOR THE TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK, AT A MAXIMUM ESTIMATED COST OF \$1,350,000, AND AUTHORIZING THE ISSUANCE OF \$1,350,000 BONDS OF SAID TOWN TO PAY THE COST THEREOF,**" as set forth on Schedule "A", attached hereto, be hereby approved and adopted by a **ROLL CALL VOTE**.

SCHEDULE "A"

BE IT RESOLVED, by the affirmative vote of not less than two-thirds of the total voting strength of the Town of Ramapo, Rockland County, New York, as follows:

Section 1. The purchase and installation of license plate readers in and for the Town of Ramapo, Rockland County, New York, is hereby authorized at a maximum estimated cost of \$1,350,000.

Section 2. The plan for the financing of such maximum estimated cost is by the issuance of \$1,350,000 serial bonds of said Town hereby authorized to be issued therefor pursuant to the Local Finance Law.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is five years, pursuant to subdivision 32 of paragraph A of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the bonds herein authorized will not exceed five years.

Section 4. The faith and credit of said Town of Ramapo, Rockland County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said Town, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 5. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 6. All other matters except as provided herein relating to the serial bonds herein authorized including the date, denominations, maturities, and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other issues, and also the ability to issue serial bonds with substantially level or declining annual debt service, shall be determined by the Supervisor, the chief fiscal officer of such Town. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the Supervisor shall determine consistent with the provisions of the Local Finance Law.

Section 7. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 9. This resolution, which takes effect immediately, shall be published in summary form in the official newspaper designated for such purpose, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

The purchase and installation of license plate readers in and for the Town of Ramapo, Rockland County, New York, is hereby authorized at a maximum estimated cost of \$1,350,000.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Rossman, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Approval of Agreement: Village of New Square Emergency Services: Safety & Patrol Services

RESOLUTION NO. 2021-145

WHEREAS, the Town Board wishes to enter into an agreement with the Village of New Square Emergency Services, to provide assistance in various safety and patrol programs within the Police Department, in the amount of \$20,000.00, for the year 2021,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby enters into an agreement with the ***VILLAGE OF NEW SQUARE EMERGENCY SERVICES***, to provide assistance in various safety and patrol programs within the Police Department in the amount of \$20,000.00, for the year 2021, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the Village of New Square Emergency Services in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 3120AB.3452

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Yehuda Weissmandl, Councilman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Approval of Agreement: Chaverim of Rockland, Inc. - Safety and Crime Prevention and Training Programs 2021

RESOLUTION NO. 2021-146

WHEREAS, the Town Board wishes to enter into an agreement with Chaverim of Rockland, Inc., P.O. Box 115, Monsey, New York 10952, to provide assistance in various safety and crime prevention and training programs within the Police Department in the amount of \$10,000.00, as well as equipment as approved by the Chief of Police, for the year 2021,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby enters into an agreement with ***CHAVERIM OF ROCKLAND, INC.***, with respect to safety and crime prevention and training programs, and provide funding in the amount of \$10,000.00, as well as equipment as approved by the Chief of Police, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Chaverim of Rockland, Inc. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 3125AB.3452

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Rossman, Councilman
SECONDER:	Yehuda Weissmandl, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Approval of Agreement - Nelson Madden Black LLP: Special Counsel - Tax Exemption**RESOLUTION NO. 2021-147**

WHEREAS, the Town is in receipt of a proposal, dated March 12, 2021, from Nelson Madden Black LLP, to serve as special counsel to the Town, for matters relating to tax exemption and other relevant questions of law,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***NELSON MADDEN BLACK LLP***, to serve as special counsel to the Town Attorney's Office, on an as needed basis, for matters relating to tax exemption and other relevant questions of law, subject to the terms set forth above at a rate of \$590 per hour for partners, \$400-\$450 for counsel, \$275-\$400 per hour for associates depending on seniority, \$135 for law clerks and \$110 per hour for paralegals, plus expenses, not to exceed \$10,000.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Nelson Madden Black LLP in a form approved by the Town Attorney's Office; said agreement can be terminated at any time.

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