

# **TOWN OF WILTON**

**22 TRAVER ROAD**

**WILTON, NEW YORK**

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## **PUBLIC HEARING-7:00 P.M**

## **SECTION 8 HOUSING CHOICE VOUCHER PHA PLAN**

**PLEASE TAKE NOTICE** that the Town Board of the Town of Wilton, New York, County of Saratoga, will hold a public hearing for the purpose of receiving comments from the public on the proposed PHA Plan 2020 for the Section 8 Housing Choice Voucher Program.

Copies of the PHA Plan and all supporting documentation are available for review by the public at the following locations during regular business hours: Town Clerk's Office, Town of Wilton, 22 Traver Road, Wilton, New York 12831 and Joseph E. Mastrianni, Inc., 11 Federal Street, Saratoga Springs, New York 12866.

**SAID PUBLIC HEARING** will be held on Thursday October 03, 2019 at 7:00 p.m., at the Wilton Town Hall located at 22 Traver Road, Wilton, New York 12831, at which time all persons will be given the opportunity to be heard.

## **BY RESOLUTION OF THE TOWN BOARD OF THE TOWN OF WILTON**

**Supervisor Johnson** said Jim Mastrianni from Joseph E. Mastrianni, Inc. will be speaking as the administrator of our Section 8 Housing Program.

**Jim Mastrianni**, of Joseph E. Mastrianni, Inc. said his father started the company in 1976 and he said purchased control in 2007. We are in the business of administering Housing Choice Voucher Programs. We do this in nine different counties in upstate New York and help more than 3,000 families participate in the program. This is a program sponsored by the Department of Housing and Urban Developments and it helps the elderly, disabled and low income families in your community afford safe and sanitary housing. That is done by providing a subsidy, that subsidy is based on income. You have to be qualified and be a low income person to be able to participate in the program. There is a very complex calculation to income qualify. We do an inspection on every unit before they can start and every year, annually, and if all of the requirements pass and the person other qualifications, they are able to participate in the program and receive a rental subsidy. The federal government thinks this program is a very good idea. We know if you have stable housing, you are able to get good outcomes in your life. If you don't have stable housing it is very hard to get good outcome. Good outcome means being a productive member in your community, being taxpayers, holding jobs and getting an education. That is why the Housing Choice Program exists. It benefits everyone in the community, not just the participants. Every five years HUD requires a public hearing to let people comment on this program and we have to put together a plan. This is a very small Housing Choice Voucher Program. Because it is very

small, it is a minimalist plan. The five goals are to expand the supply of affordable housing to meet the local needs and that is done through the subsidy program. Internally, we are going to improve the quality of our service through process and information systems. We are going to promote self-sufficiency and asset development of the families and individuals on the program. We are going to ensure equal opportunity in housing and finally we are going to reduce fraud and program abuse. This program, which Joseph E. Mastrianni, Inc. started administrating at the beginning of this year, is about \$175,000. That allows us to help 27 families. 93%, 25 of those families, are elderly or disabled. We do have a decent sized waiting list. The next person to be helped applied in March of 2016. We are in a holding pattern for a while and we are working with HUD to get additional funding, however, the funding is very tight right now. We are not going to have any new admissions to the program for probably at least, a year. On average, the gross monthly income of a participant is a little more than \$1,000. The average subsidy is \$490.

**Councilman Bogardus** asked if people are on the waiting list because of funding from HUD? **Mr. Mastrianni** said that is correct. When the program was originally set up, the needs will help 25 to 27 families. The funding we receive every year does that amount. **Councilman Bogardus** said we should be asking our federal representatives for more funding. **Councilman McEachron** asked if they are the same 27 families every year. **Mr. Mastrianni** said yes, until they leave and people leave for two reasons, they are no longer income qualified or death. A resident asked how many people are in need of the services. **Mr. Mastrianni** said there are 32 applicants on the list and there is a preference system. If you are on the waiting list and live within the town, you get a preference. You move up the list faster if you live in the town. There are 32 people on the list and 15 of them live or work in the town. **Mr. Mastrianni** said HUD is aware, that nationwide, there is more of a demand for this program than there is a supply. That is completely controlled by Congress. You can call your congressional leaders and ask for more funding. A resident asked if people who have a need for services should be referred to Joseph E. Mastrianni, Inc. **Mr. Mastrianni** said yes. He also asked if some of the people on the list are homeless. **Mr. Mastrianni** said he didn't know but probably, not. We are not a great solution for homeless. We are a subsidy program for people who are renters. If you are a homeless person, typically, you need more supportive services than the Housing Choice Voucher Program can offer. We are a little higher up on the housing needs hierarchy. The resident asked if they ever have people apply who are homeless and you say you are sorry, we can't help you. **Mr. Mastrianni** said the application is always accepted, the difficulty is if you are homeless, you are not going to get a preference. The resident said there is a homeless shelter in Saratoga and if someone does show up and you tell them you can't help them, there is a place you can refer them to. Even if they have no means to getting there, the shelter will reach out and find them, even if they are living in a car or a tent. **Mr. Mastrianni** said he works in nine counties and works very hard to build relationships with all other human service organizations. We often provide referrals and have a dedicated staff of coordinators that work with other human service agencies to develop those relationships and provide referral in the community for work that we can't do.

**Councilman Streicher** asked if New York State or the counties offer any housing subsidies. **Mr. Mastrianni** said New York State runs a very large Housing Choice Voucher Program and said he is very familiar with the program because his organization is the administrator for several different counties but not Saratoga County. There is a Saratoga County program.

#### **REGULAR TOWN BOARD MEETING-October 3, 2019**

Supervisor Johnson called the Regular Town Board meeting to order at 7:12p.m.

#### **Pledge of Allegiance**

**Supervisor Johnson** led the board and the audience in reciting the Pledge of Allegiance to the Flag.

### **Roll Call**

Roll Call by the Town Clerk showed the following board members present except Deputy Supervisor Lant, who was excused.

Arthur Johnson-Supervisor  
Steven Streicher-Councilman  
Duane Bogardus-Councilman  
John McEachron-Councilman

Also present was Mark Schachner, Town Counsel and Ryan Riper, P. E., Director of Planning and Engineering and Comptroller Maria E. Moran, CPA, CFGM.

### **Wilton EMS Plaque Presentation**

**Supervisor Johnson** said he would like to go to item number 7. We have folks from the Wilton Emergency with us tonight. They received a very prestigious award from New York State. We would like to congratulate and recognize them. We have a plaque to present to them. **Chief Nash Alexander** introduced Erin Montrello, Paramedic Field Training Officer and has been with the WEMS for four years, Kaitlyn DelSignore, Paramedic with one year of service, Paul Male, EMT with over twenty years of service, Brian Terry, Paramedic Supervisor with over ten years of service and Haley Spiezio, a senior at Greenwich High School doing a job shadow program. **Supervisor Johnson** said *"This plaque is presented to Wilton Emergency Squad by the Wilton Town Board in recognition of being the 2019 recipient of the New York State Excellence in Pre-Hospital Quality and Safety Award. Wilton Emergency Squad was a recipient of this award because of immeasurable changes in the practice their organization has made in the treatment of patients in sudden cardiac arrest knowing that bystander CPR is crucial in surviving cardiac arrest, the have made it their mission to train as many people as possible. This training has included employees of the Town of Wilton. The Wilton Town Board and the residents of Wilton thank you for your continued excellent service you provide to the community.*

**Supervisor Johnson** said they are the best, they are known county-wide and state-wide and are one of the best emergency organizations in the area.

### **Public Comment Session**

Nancy Schumacher, 9 Bradford Drive asked about a Hazardous Waste Day. **Supervisor Johnson** noted there is one in the 2020 budget.

Eric Rosenberg, 16 Craw Lane spoke about the Taste of Wilton and property maintenance.

David Buchyn, 201 Heritage Way thanked Councilman Steve Streicher for his service for the past 8 years.

Karen James. 647 Wilton Gansevoort Road thanked the town for their support of the Taste of Wilton and its second year was a success. The new pavilion is beautiful.

**Approve Pending Minutes**

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

**RESOLUTION #259**

**NOW, THEREFORE, BE IT RESOLVED,** to approve the minutes from the September 5, 2019 meeting, as typed.

The adoption of the resolution was seconded by Councilman Streicher, duly put to a vote, all in favor. The motion passed 4-0.

**Section 8 Housing Choice Voucher PHA Plan**

On a motion introduced by Councilman Streicher, the board adopted the following resolution:

**RESOLUTION #260**

**NOW, THEREFORE, BE IT RESOLVED,** to approve and authorize the Supervisor to enter into an agreement with Joseph E. Mastrianni, Inc. to administer the Town's Section 8 Housing Choice Voucher Plan.

The adoption of the resolution was seconded by Councilman McEachron, duly put to a vote, all in favor. The motion passed 4-0.

**WWP Quarterly Report**

**Margo Olson** said we had a wonderful summer with great programs. We were at Gavin Park one day a week. We received a grant from Global Foundaries and were able to have the same programs at the Malta Community Center. We worked with a lot of different summer camps and programs and had a lot of families come through and use our wonderful facilities at Camp Saratoga like the pavilion and the pond. The Saratoga Stryder's does a summer run series. It brings out a lot of people of all ages and abilities. We are partnered with New York State DEC and they manage most of the land that is Wilton Wildlife Preserve and Park that is under the Saratoga Samplings Wildlife Management Area. The town has been working closely with them on developing some new recreational offerings at Parcel 45. We have been working with them on some trail projects and conservation projects. We will be getting ready for some snow and grooming trails at Camp Saratoga. We do have an Eagle Scout who is doing a project in collaboration with the town. He has been working very closely with Ryan Riper. He is building a shed to house the grooming equipment that Wilton Wildlife Preserve and Park uses. The town and WWPP is helping to fund, along with other community organizations, the project. If anyone would like

to volunteer, Trevor Borden would love to have some help the last two weekends in November. There is a program brochure listing all of the different activities coming up. Wild About Blue Fundraiser is Sunday, October 20, 2019. We all learned about butterflies and metamorphosis and that is what happens to a butterfly from a caterpillar. It's a transformative change. We look to recognize someone in the community that has done transformative change and Art Johnson, with all of his long public service for the community, really exemplifies that. We will be honoring him on October 20 at Saratoga National.

### **2020 Tentative Budget**

**Supervisor Johnson** stated it was that time of year again to put together a budget for next year so he'll be introducing the 2020 tentative budget. The proposed budget is \$8,931,820 divided between the general fund of \$5,398,151 and Highway of \$3,533,669. Some key points being proposed will be 38 years the budget will not contain any town tax for either the general fund or the Highway fund. It's a balanced budget with no use of surplus funds. It is a 2% increase over the 2019. Some of the highlights include road improvements with \$824,000. There is \$220,000 for new highway equipment to include a new loader. There is an issue with the dam at Camp Saratoga and needs to be repaired, that is \$150,000. Mark Mykins has requested an enhanced security system for \$62,000. Also something new is a Hazardous Waste Day. There are no particular huge capital projects like we have had this past year. We had the pavilion and the court building renovations. There is a pie chart with budget functions. The highway department and the town government operations, including employees and benefits make up a large portion of expenditures with Gavin Park coming in third. There are a few other areas, Home and Community Service, Transportation and Public Safety where money is spent. Sales Tax accounts for 70% of our revenue. There have been concerns about the mall closing and sales tax collections but this is a very conservative estimate and is based on what we are receiving this year. We are not projecting any increase for sales tax revenue. We did not receive as much mortgage tax as we had anticipated for it is reduced for 2020. There is a 2% COLA increase for employees and elected officials. There will be a workshop held on Tuesday, October 8, 2019 at 4:00 p.m. It will be a working workshop. The public is welcome to attend but there is not public participation. The public will be able to weigh in next month at the public hearing on November 7, 2019. The budget will be online and you can contact our comptroller if you have any questions. There may be some revisions based on the workshop and they will be posted prior to the public hearing. **Supervisor Johnson** said this was Ms. Moran's first budget and it was very smooth. He said it is his last budget. The department heads do not put a lot of fluff into the budget and they do a great job.

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

#### **RESOLUTION #261**

**NOW, THEREFORE, BE IT RESOLVED,** to set a public hearing for the 2020 preliminary budget for November 7, 2019 at 7:00 p.m.

The adoption of the resolution was seconded by Councilman Streicher, duly put to a vote, all in favor. The motion passed 4-0.

**Committee Reports**

**Councilman Bogardus** said the pavilion was used for the Taste of Wilton and it was greatly appreciated. The court renovation project has made significant progress. The roof is completed. The exterior siding is complete except for the front entrance vestibule area. We made some design changes which have set us back a few weeks. The delay falls back on the town. The door to the courtroom has been removed due to security risk. Anyone could get access to the courtroom without going through security. The new entrance will be the only public access to the building. We anticipate the project to be completed on schedule. The exterior will be completed and phase 2, the interior, is currently under construction but some portions are dependent on the installation of the windows. The salt screens for highway are under construction and should be ready by snowfall.

**Councilman McEachron** said Deputy Supervisor Lant would like to thank the board for the household waste day. It was a great success. He also thanked County Waste for their participation as well as the Highway Department staff and Gavin Park staff for being courteous to residents and helping them.

**Councilman McEachron** said Deputy Supervisor Lant retired from the Greenfield Fire Department after 45 years of service. Mainly because of two major back surgeries, he doesn't want to risk going through it again. He said he didn't feel he received the recognition he deserved for all of the years of service. In the late 1990's, there was a fire at an apartment house on Smith Bridge Road where he pulled four people out of a burning building by himself. Maybe we should recognize him with a plaque. There are a lot of people here today because of him.

**Councilman Streicher** said the Jr. NBA program is beginning. The draft is going on this week. The Dailey Gym floor was refinished and looks great. There are a lot of winter programs. We have Pickleball and basketball. We will have an afternoon open gym.

**Supervisor Johnson** said the Wilton Heritage Society will have their annual Apple Pie Social on Sunday, October 13, 2019 from 1:00 p.m. to 4:00 p.m. You will get a slice of apple pie, a piece of cheese and a beverage for \$5. It's a great event that helps raise funds for the Heritage Society.

**Comptroller's Report****1.) 2019 Budget Transfers**

On a motion introduced by Councilman McEachron, the board adopted the following resolution:

**RESOLUTION #262**

**NOW, THEREFORE, BE IT RESOLVED,** to approve the 2019 budget transfers requested for and listed in the Comptroller's 10/3/2019 Report (attached) to the Town Board.

The adoption of the resolution was seconded by Councilman Streicher, duly put

to a vote, all in favor. The motion passed 4-0.

**2.) Personnel**

**a.**

On a motion introduced by Councilman McEachron, the board adopted the following resolution:

**RESOLUTION #263**

**NOW, THEREFORE, BE IT RESOLVED,** to appoint Tina Weber to the Town Assessor position for a 6 year term, 10/04/2019-9/30/2025.

The adoption of the resolution was seconded by Councilman Streicher, duly put to a vote, all in favor except Councilman Bogardus, who was opposed. The motion passed 3-1.

**b.**

On a motion introduced by Councilman Streicher, the board adopted the following resolution:

**RESOLUTION #264**

**NOW, THEREFORE, BE IT RESOLVED,** to approve overnight travel for Tina Weber to attend training in Batavia, New York November 13-15, 2019 and November 18-20, 2019.

The adoption of the resolution was seconded by Councilman McEachron, duly put to a vote, all in favor. The motion passed 4-0.

**c.**

On a motion introduced by Councilman McEachron, the board adopted the following resolution:

**RESOLUTION #265**

**NOW, THEREFORE, BE IT RESOLVED,** to approve overnight travel for Maria Moran to attend training in Great Neck, New York October 22-24, 2019.

The adoption of the resolution was seconded by Councilman Streicher, duly put to a vote, all in favor. The motion passed 4-0.

d.

On a motion introduced by Councilman McEachron, the board adopted the following resolution:

**RESOLUTION #266**

**NOW, THEREFORE, BE IT RESOLVED,** to approve the carry-over of vacation time for Ryan Riper for a necessary and specific reason and not for an indefinite period.

The adoption of the resolution was seconded by Councilman Streicher, duly put to a vote, all in favor. The motion passed 4-0.

e.

On a motion introduced by Councilman Streicher, the board adopted the following resolution:

**RESOLUTION #267**

**NOW, THEREFORE, BE IT RESOLVED,** to accept the resignation from Steven Vance as Park Maintenance.

**FURTHER, BE IT RESOLVED,** to approve the hiring of Steven Vance to the vacant Building Maintenance Mechanic position at the base rate of \$17.23 per hour with full benefits, effective Friday, October 11, 2019.

The adoption of the resolution was seconded by Councilman Bogardus, duly put to a vote, all in favor. The motion passed 4-0.

**3.) Other**

a.

On a motion introduced by Councilman Streicher, the board adopted the following resolution:

**RESOLUTION #268**

**NOW, THEREFORE, BE IT RESOLVED,** to accept the low bids from J.E. Monahan Metals for \$105,900 and J.M. McBain Electric for \$20,328 for the HVAC system for the Dailey Gymnasium.

The adoption of the resolution was seconded by Councilman Bogardus, duly put to a vote, all in favor. The motion passed 4-0.

**b.**

On a motion introduced by Councilman McEachron, the board adopted the following resolution:

**RESOLUTION #269**

**NOW, THEREFORE, BE IT RESOLVED,** the Town of Wilton authorizes the Wilton Town Court to apply for a JCAP grant in the 2019-2020 grant cycle up to \$30,000.

The adoption of the resolution was seconded by Councilman Bogardus, duly put to a vote, all in favor. The motion passed 4-0.

**Adjournment**

On a motion introduced by **Councilman Streicher** and seconded by **Councilman McEachron** all board members in favor, the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

\_\_\_\_\_

Susan Baldwin, Town Clerk

\_\_\_\_\_ Supervisor, Arthur Johnson

\_\_\_\_\_ Councilman, Steve Streicher

\_\_\_\_\_ Councilman, John McEachron

\_\_\_\_\_ Councilman Duane Bogardus

