

TOWN OF SALEM
REGULAR MONTHLY MEETING-TOWN OF SALEM TOWN BOARD
FEBRUARY 10, 2016 MINUTES

Present: Supervisor Seth Pitts; Town Council Members: Bruce Ferguson; Joseph Wever; Harold Gilchrest; Town Clerk-Patricia Gilchrist

Others Present: Joe Boisclair-Highway Sup't.; Donna Farringer-Courthouse; Wendy Bordwell-Georgi; Maurice Patrick-Planning Board; Al Cormier-Historian; Bob Graham-Salem Fire Chief

Absent: DCO-Nancy Quell

Public Present: Travis Keys-Highway Dep't.; Rebecca Brown-Village Clerk; Jay V. Bellanca; Tom Tanaka; Julie Hunt-Motor Vehicles; Cait Johnston-Journal Press; Ashleigh Morris-The Eagle Press

6:30 pm-Review & signing of **Warrants #1** and **Highway Abstract #1 of 2016** for approval and payment

7:00 pm- Monthly meeting of Salem Town Board called to order by Supervisor Seth Pitts, followed by Pledge of Allegiance. Review of minutes from January 13, 2016, regular monthly meeting of the Salem Town Board; **motion** made by Councilman Bruce Ferguson, seconded by Councilman Joseph Wever, to approve the minutes from the 01/13/2016 regular monthly meeting; passed 4-0. **Motion** made by Councilman Joseph Wever, seconded by Councilman Bruce Ferguson, to accept the Organizational Meeting Minutes from 01/13/2016; passed 4-0. After review of Warrants and Highway Abstract, **motion** made by Councilman Joseph Wever, seconded by Councilman Harold Gilchrest, to pay **Warrants #2** and **Highway Abstract #2 of 2016** as presented; passed 4-0.

DEPARTMENT REPORTS:

Salem Fire Department- Chief Graham reported 7 calls for the month of January: Salem-5 (3-MVA's; 1-structure fire; 1-tree & lines down); Mutual Aid-Hebron-2 (structure fires)

Training-Monthly air pace & multi gas meter; First Aid, CPR & AED re-certification; 41 dep't. physicals

Meetings-Fire Dep't. monthly meeting; attended Chiefs & Officers meeting in Rupert, VT; attended town board meeting

Invitation to attend Fire Dep't. annual banquet to be held on 03/26/16 @ Christ the King Center in Greenwich; 5:30 p.m. cocktails; 6:00 p.m. dinner. Dinner choice will be Chicken Parmesan or Sirloin Steak; RSVP with meal choice and number of people by March 11, 2016 to Chief Graham or Jennifer Fry.

Total hours for year-628; report will be filed

Courthouse-Donna Farringer reported that all invoices have been submitted on construction and that heating bills had been minimal this winter.

March 10,17, 24-History Lectures; Al Cormier will be doing a presentation with Valerie Sheldon on 03/17/16.

Highway Dep't.-Joe Boisclair reported that work is being done on the trucks, tires, etc. Plowing, sanding dirt roads and icy spots; worked on 275 gall. Oil tank to bring up to code; worked around barn; cleaned trucks; put winter mix on pot holes on Chambers Rd.; worked on mower broom and 2013 plow shaft; worked on grader rakes; worked on bucket for gradall; cut & chipped trees on Chambers Rd.

Report for 01/14-02/10/16 will be filed.

Pay loader-Nortrax-New price is \$149,970.00; \$80,000.00 for trade-in = difference of \$69,970.00

Cat Quote-\$160,000.00; \$45,000.00 for trade-in = difference of \$115,000.00.

Approximately \$38,000-\$43,000 for new transmission and tires to fix the 2007. Supervisor Pitts and Mr. Boisclair will look into numbers for lease/purchase for five years rather than three years with John Deere.

Georgi Museum-Wendy Bordwell reported that she would like to post several small jobs for interior painting; re-doing the floor; removal of wall coverings; removal of pines from the property. Need to post for mowing bids in the newspaper soon. Need to re-do the bids for fire and security system. ADT does no fire alarm system; NY Fire & Security for the Community Room and parking lot only. Councilman Joe Wever suggested that Wendy contact Mahoney Notifier, who does both fire and security.

Leo Cox Beach Philanthropic Foundation Grant-Due by March 1, 2016. Would fund operation costs related to re-opening of Museum; funds for curatorial consultants (Ceil Esposito; Todd DeGarmo) to prepare exhibits to re-open the Museum; funds to address collection needs (consultants, appraisals, restoration).

Resolution #19-Motion made by Councilman Harold Gilchrest, seconded by Councilman Bruce Ferguson, to allow Coordinator Wendy Bordwell to proceed with the Leo Cox Beach Philanthropic Foundation Grant due by March 1, 2016; passed 4-0.

It would cost approximately \$1,500.00 to appraise objects and items in storage in the freight depot & Chinese objects/tapestries/pottery; Dudley & Dudley Consultation is the only certified property appraiser in the area. They would advise as to what should remain as the 'collection'.

Newsletter/membership brochure sent out with and overview of 2015 activities and 2016 events on the back with membership information-\$25.00 to join. Georgi Plant & Tag Sale-May 22nd, 2016 @ 9:00 a.m. & Town-wide tag sale on May 28th, 2016 @ 9:00 a.m. Vendor tables available @ \$10.00 each.

Planning Board-Chairman Patrick reported Solar Garden would be back on the agenda for the February meeting, which will be held on 02/18/16 rather than the usual fourth Thursday of the month. Also have an application for a barn addition.

Historian-Al Cormier reported that Time Warner was all hooked up at the Courthouse and working well. Slate Quarry in Granville is doing an exhibit, 'Life During the Depression Years' and he will be doing a Civil War Lecture with Val Sheldon at the Courthouse on March 17th, 2016.

DCO Report-Nancy Quell absent; no activity reported.

PUBLIC COMMENT-Gerard Moser was present and advised that he would be a candidate for the 113th Assembly District and was trying to get to as many board meetings as possible to introduce himself.

Jay Bellanca-Read a letter in response to the recent findings in the Comptroller's Audit report. He is dismayed that the Town borrowed money to cover deficits; they have been spending down the fund balance contributing to the deficit and the money from NYS for dissolution is not being used to reduce taxes."the Town Board is not performing due diligence by accepting Fire Contracts that are two times the amount the surrounding and similar size towns accept? Is this contributing to the deficit spending?" He also addressed the fact that members of the Board and the Supervisor have ties to the fire department and considers that a conflict of interest. A reference was made to the fact that current employees and elected officials will retire with enhanced pensions due to salary increases. Councilman Joseph Wever took offense to this remark stating that he does not receive any pension from the Town and Councilman Harold Gilchrest responded that in this community and surrounding communities the small fire departments will have members on several boards and be members of fire departments. Al Cormier responded that the fire department creates their own budget and raises their own money; the Town does not do this for them. Mr. Bellanca's letter will be filed for the record.

COMMUNICATIONS

Letter from Salem Fire Department re their banquet as reported under Fire Department business.

OLD BUSINESS

Village Dissolution-Meeting scheduled for February 8 @ 6:30 p.m. in the Salem Town Office to review the checklist for Dissolution Implementation.

Must file the CAP with the Comptroller's Office within 90 days from receiving the final audit report. The legal notice will be in the Eagle newspaper on 02/11 & 02/18 re the Audit report as instructed.

Main Street Development Grant-Nothing new; currently waiting on the Chamber.

White Creek Watershed-Information will be posted on the website.

NEW BUSINESS

Alton Knapp from Knapp & Associates-Flood Plain Managers-Talked about the process to incorporate the Village Flood Plain into the Town's Flood Plain with a new plan. He has been working on two issues within the town and hopes that both will be successful in being removed from the flood plain. One property is in Battenkill Grove Way and the second is on County Route 61 in Shushan near the Tacklebox Bridge. Fill will need to be brought in and a new foundation built because it is currently non-compliant with FEMA guidelines. This should be able to be mitigated with the improvements mentioned. The flood record used here will be the last Hurricane; a flood plain development permit will be granted by the town and Mr. Knapp will prepare the same. The Village currently has 17 homes in flood plain with roughly \$11,000.00 in annual premiums being paid. Six homes in the Town are valued at approximately \$695,000.00 and taxpayers are paying around \$5,500.00 in annual premiums. He is also working on the current Solar Garden project on Route 153 as that is in the flood plain. Based on aerial photos, Mr. Knapp disagrees with this assessment.

There is also an issue when people have to go to the County Code Enforcement for a building permit but do not have to appear before the Town's Planning Board. Those individuals are not filing the paperwork for a flood determination and should be before acquiring a building permit from the County.

The Town's Flood Plain regulations are also outdated as they go back to the 1990's and the current model was done in 2007. Easier to just re-do and upgrade the Town's regulations, which he has done and tailored the 2007 model to Town specs. The plans also include the Village's flood plain. The plan requires another public hearing and the Board discussed whether this needed to be done by dissolution on March 31st, 2016 or if it could be acted upon at a later date. Mr. Knapp left 10 copies for the Board and the Planning Board for their review at their meeting on February 18th and Mr. Pitts will check with the attorneys re the timeline.

Julie Hunt-Department of Motor Vehicles-Informed the Board that a mobile unit has been purchased that will be in Greenwich two Wednesdays/month at the Greenwich Town Hall @ 2 Academy Street from 9:15 a.m.-2:15 p.m. She hopes that people in surrounding areas will use the mobile unit to do business rather than travel to Fort Edward. They can do registrations, licenses (no photo); permits; non-driver ID's; payments; plate surrenders, duplicate plate surrenders and stays.

Library Update-Supervisor Pitts and Councilman Ferguson met with the Library Board. An MOU will be done with the library through Mary Kissane, Village attorney.

Resolution #20-Motion made by Councilman Joseph Wever, seconded by Councilman Harold Gilchrest for the Order for the public hearing on the adoption of the Town of Salem Zoning Law, setting the Public Hearing for March 1, 2016, @ 6:00 p.m. at the Town of Salem Town Office; 214 Main Street; Salem, NY 12865, at which time and place all persons interested in the subject thereof may be heard concerning the same and BE IT RESOLVED that the Town Clerk is hereby authorized and directed to publish a copy of this Order in the official newspaper of the Town of Salem and post a copy of the same on the signboard in the Town of Salem Town Office, in the time and manner required by law. Roll Call Vote: Seth M. Pitts, Supervisor-Yes; Harold Gilchrest, Deputy Supervisor and Town Councilman-Yes; Bruce Ferguson, Councilman-Yes; Joseph Wever, Councilman-Yes; passed 4-0

Resolution #21-Motion made by Councilman Joseph Wever, seconded by Councilman Bruce Ferguson, for a resolution approving the designation of certain funds to be used specifically for paying for the street lighting from April 1, 2016 to December 31, 2016 and that the Town Board of the Town of Salem approves the designation of the \$15,000.00 to be used specifically for the purpose of paying the expenses related to the street lights in the area formerly known as the Village of Salem for the above mentioned specified period of time. This Resolution shall take effect immediately. Passed 4-0

Resolution #22-Motion made by Councilman Joseph Wever, seconded by Councilman Harold Gilchrest, authorizing the Town Supervisor of the Town of Salem, Seth M. Pitts, to send a letter to the New York State Environmental Facilities Corporation to assume the Village of Salem's drinking water State Revolving Fund debts, liabilities and obligations of the Village of Salem in association with the \$2.7 million DWSRF financing

provided by the EFC pursuant to the PFA dated April 13, 2006, in the outstanding principle amount of \$2,053,000.00. This Resolution shall take effect immediately. Passed 4-0

Resolution #23-Motion made by Councilman Joseph Wever, seconded by Councilman Bruce Ferguson, establishing a "Salem Water District Repair Reserve Fund" for the Tow of Salem pursuant to Section 6-D of the General Municipal Law and subject to all provisions contained in said Resolution #23. Roll Call Vote:

Seth M. Pitts, Supervisor-Yes; Harold Gilchrest, Deputy Supervisor & Town Councilman-Yes; Bruce Ferguson, Town Councilman-Yes; Joseph Wever, Town Councilman-Yes; Passed 4-0

Resolution #24-Motion made by Councilman Harold Gilchrest, seconded by Councilman Bruce Ferguson, establishing a "Water Equipment Capital Reserve Fund" for the Town of Salem pursuant to Section 6-C of the General Municipal Law and subject to all provisions contained in said Resolution #24. Roll Call Vote: Seth M. Pitts, Supervisor-Yes; Harold Gilchrest, Deputy Supervisor & Town Councilman-Yes; Bruce Ferguson-Councilman-Yes; Joseph Wever, Councilman-Yes; Passed 4-0

Software for Planning Board Computer-Supervisor Pitts advised that the cost of the software for the Planning Board would be around \$232.00

Town Board Member-Motion made by Councilman Joseph Wever, seconded by Councilman Bruce Ferguson, to repost the Town Board member position in the Eagle for two weeks. Passed 4-0

Motion made by Councilman Joseph Wever, seconded by Councilman Bruce Ferguson, to go into Executive Session to discuss dissolution matters. No decisions made or voted upon. Motion made by Councilman Joseph Wever, seconded by Councilman Harold Gilchrest, to come out of Executive Session; passed 4-0.

Motion to Adjourn-Motion made by Councilman Bruce Ferguson, seconded by Councilman Harold Gilchrest, to adjourn the regular monthly meeting. Passed 4-0; meeting adjourned at 8:45 p.m.

Public Hearing Meeting-Their will be a special meeting/public hearing on the Town's Zoning Law on Tuesday, March 1, 2016 @ 6:00 p.m. in the Salem Town Office. Any other necessary business that may come before the Board that night will also be acted upon.

Next Regular Monthly Meeting-The next regular monthly meeting of the Salem Town Board will take place on March 09, 2016; review of Warrants #3 and Abstract #3 to begin at 6:30 p.m., followed by regular monthly meeting to begin at 7:00 p.m.

Respectfully Submitted by:

Patricia A. Gilchrist-Town Clerk

