

**Town of Ancram  
Town Board  
Regular Board Meeting  
September 19, 2017**

**Present:** Supervisor Arthur Bassin                      Councilman Hugh Clark  
                 Councilman David Boice                      Councilwoman Madeline Israel  
                 Town Clerk Monica Cleveland  
                 Highway Superintendent James Miller

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The regular board meeting of the Ancram Town Board was called to order at 7:07 pm by Supervisor Arthur Bassin with a salute to the flag.

A motion was made by Councilman Clark and seconded by Councilman Boice to approve the minutes of the August meeting as read and placed on the record. Motion carried.

Sandra Persichetti of the Long Lake HOA spoke to the board about the need for new Transportation Company Consent certificates, and distributed a series of documents, including a petition, a proposed resolution and certificates of consent. Without the knowledge of the Long Lake HOA, in 2004 the original Sewer and Water works transportation corporations were dissolved by the original developer of Long Lake. The sewer and water systems have continued to be operated and inspected by the state and county. In 1992, the original consent certificates were approved and signed by the Ancram town board. The new consent certificates will serve the same purpose as the originals. Mr. Bassin informed the board that a dialogue has been going on with the town and the HOA for about a month. Attorney Mitch Khosrova has reviewed the proposed consents documentation for the Town. The proposed resolution approving the consent certificates will reestablish the agreement that the Town board approved in 1992. Mr. Bassin suggested that the town board member take the next month to review the documents presented by Long Lake, and be ready to consider the resolution for approval of the consent agreements at the October Town Board meeting.

**Supervisors Report**

1. Financial Report – We prepaid the \$242,000 remaining balance on the plow truck loans in August, leaving us with about \$842,000 in the bank and a year-end 2017 projection of about \$700,000. We will add the annual interest and principal savings of \$84,000 to the contingent account budget over the next three years, so we build back our reserve account and maintain our ability to borrow in the future. Our next major equipment purchase will probably be a grader, which could cost between \$120,000 and \$250,000.
  
2. Highway – Hall Hill was reopened 8/18. Costs to install the culvert so far are about \$50,000, about \$10,000 under the \$60,000 we had expected. Jim Miller plans to add guard rails and pave over the culvert later in the fall.
  
3. Kids Camp and Pool – Camp ended 8/18, and the pool closed the end of August. Pool/Camp donations and fees this year totaled about \$28,000, about \$5,000 higher than budgeted and \$2,000 higher than last year. Excluding our spending in the bathrooms and pump house (about \$9,000), costs related to the pool came in slightly under budget, but camp costs came in about \$11,000 over budget because we hired 12 counselors this year, compared to the 8 we had last year and budgeted for this year. This increase in camp counselors was triggered by the record

number of kids who applied for camp (85 signed up this year, and 60-70 attended on a daily basis compared to about 65 applications in 2016 with 50 to 60 attending daily) and because of the large number of 4 and 5 years olds this year (22) who required closer supervision. For 2018 we will discuss and decide whether to limit the total number of kids who can attend camp, and whether to increase the minimum age requirement from 4 to 5 or 6. Our Camp Director, Samantha Mason, has indicated she plans to be back next summer. I am continuing discussions with our Head Lifeguard and Pool Manager about their availability next year.

4. 2018 Town Hall Snow Control Bid – The Town Hall snow plowing contract is up for bid again this year. I will send you a copy of the bid notice separately. Once we get bids back we will have to decide if we want to accept one of the bids or have the Highway Department do the snow control at Town Hall this winter.

5. Unsafe buildings – Code Enforcement Officer Ed Ferratto will be notifying owners of buildings that may become “threats to public safety” to take steps to secure their buildings. At some point in the future it is likely that we will need to take action under LL #2 of 2015 if owners do not take steps secure their buildings. Ed Ferratto and I are consulting with an attorney about how to best proceed.

6. Long Lake Home Owners Association – Long Lake HOA will request TB consent to allow them to form transportation companies as required by NYS to own and operate their water and wastewater facilities. We should have documents to review before our 9/19 meeting. These consents were originally approved by the Ancram TB back in 1992.

7. Climate Smart Community Task Force (CSCTF) – The CSCTF is looking into installing an electric vehicle charging station at Town Hall, and has recommended that the Town join the Mid Hudson Street Lighting Consortium, which will give us access to better LED street light options. CSCTF is also coordinating the energy code training process. These three initiatives, plus conducting an energy audit and the Town’s adoption of the NYS Unified Solar Permit earlier this year, could qualify us for a \$50,000 climate smart community grant from NYS.

8. 2018 Tentative Budget – The Budget Workshop will be on 9/16, and the public hearing on the Tentative Budget will be held prior to the 9/19 TB meeting. At this point we are projecting a 1% (\$7,000) drop in the tax levy with a contingent (reserve) account of about \$134,000, about \$80,000 higher than the budgeted contingent account in 2017 of \$56,000. Any additional spending decisions (raises, health insurance increases, etc.) will result in a reduction of the contingent account if we want to keep 2018 taxes equal to or slightly under 2017.

A motion was made by Councilman Boice and seconded by Councilman Clark to approve a 2.5% raise in 2018 for all employees excluding the town board, supervisor, judges, building manager and animal control officer.

Mr. Bassin said that the town may be required to use the Unsafe Buildings law. The first building that may be a problem is on Cottontail Road. The building inspector is also looking at the Tin Smith House and Porters Store to be secured. If the owners of the buildings do not secure them, the town will inspect the buildings, have an engineer look at them, and if necessary the town will then secure or demolish the building at the owner’s expense. This will all be done with the consultation of an attorney and engineer. The town will have to act carefully and do this in the right sequence with the property owner. The question was raised if the owners have been

notified? Mr. Bassin said that they have been, one has responded one has not. The next step is to notify each owner about what steps they need to take to secure their buildings.

Mr. Bassin said that Mr. Wilcox has volunteered to look into the Local Update of Census Addresses (LUCA) process.

Mr. Bassin told the town board about the NYS Paid Family Leave act that will be in place in 2018. It will allow for eight weeks of leave at 50% of pay with a maximum of about \$1300. The employees will pay for it with a payroll deduction. Municipalities are not required to participate, but can opt in and participate if the Town Board wants to.

Mr. Bassin asked the town board their feelings on the snow control bid or if they thought the highway department should oversee this. It was brought up that maybe the town should look into hiring Mr. Boice as an employee and continue to have him do the plowing. Mr. Bassin said that this was a conflict of interest. Councilwoman Israel questioned if the bid would be more economical? Bill Broe wondered how it could be cheaper to hire this job out. Mr. Bassin suggested we should get bids for the snow control process at Town Hall and then decide whether to accept the bid or ask the highway department to take responsibility for the job.

The following Resolution was offered by Councilwoman Israel and seconded by Councilman Clark to approve the bid. Motion carried.

**Resolution #31 of 2017:** 2017 Town Hall Snow Control Bids – Resolved, that the Ancram Town Clerk is authorized to publish the following Town Hall snow control bid in the town's two papers:

Town of Ancram Public Notice - Town Hall Snow Control Bids - The Town of Ancram is accepting bids on the following Ancram Town Hall Snow Control Services. Specifications are as follows. The Town Hall parking area will have the snow plowed as well as salt applied. The sidewalk will be shoveled and an ice melter applied. These areas will be determined by the Building Superintendent. The plowing and shoveling need to be completed before 8 am. Plowing and shoveling will be done for any storm for which there is an inch or more of accumulation. If a storm continues during the day the plowing and shoveling may need to be repeated. On days that the storm continues, when there is a meeting or event scheduled the parking area and sidewalk will need to be redone before the meeting or event. The contractor will need to plow and shovel each evening between 4 and 6 pm for public meetings and sheriff's patrol if necessary. The contractor will be furnished with a meeting and event calendar. The contractor may be contacted to remove snow at any time for arraignments for Town Court. Ice melter and/or sand will be applied to the parking area and sidewalk if freezing rain or sleet occur as well. The parking area will need to be pushed back so that full parking capacity is available. Salt or an ice melting product will be applied to the parking area. An ice melter that will not harm concrete or plants or rugs will be used on the sidewalks. Contractor will be responsible for snow removal from November 15 to April 15. Contractor may bid on a one year, three year or five year term. Contractor will provide a price for the above services and materials. Contractor has to provide Certificates of Insurance for General Liability and Workers Compensation with \$1 million dollar coverage and \$2 million aggregate for the working season. Bid will be given for the cost of entire season and will be broken down into 5 monthly payments, December thru April. Town has the right to cancel the contract for unsatisfactory performance which will be determined by the Town Board at its sole discretion. Bids are due no later than Saturday October 14, 2017, and will be accepted at the Town Clerk's office during regular business hours Wed, Thurs 10 am to 2 pm and Sat 9:30 to 12 noon. Town Board will review bids at the Town Board meeting on October 16, 2017 at 7:00 pm. Town Board reserves the right to reject all bids.

Mr. Bassin announced that the County had adopted the county shared services plan. He said that this will save the county and the town money. Another item that may come up will be shared county health insurance.

**Board Members:** Councilman Boice brought up the habitat project and asked that when the families were picked, preference be given to Ancram families. Mr. Bassin suggested inviting Habitat to the next Town Board meeting.

Councilwoman Israel suggested that the town hold a camp-pool forum to solicit the positives and negatives of the 2017 pool and camp experience. This way the board can take the ideas and concerns into next year. Councilwoman Israel said she will draft an invitation.

Councilwoman Israel said that the Office of the Aging will be having a meeting for the town supervisors to discuss how to keep aging people in their homes.

**Highway Department:** There has been a delay in arranging the demolition of the Houghtaling property. The dumps that can take the debris are full. There is no given date as to when this can come down at this point. The question was raised if the large trees around the Houghtaling house will be taken down. Mr. Bassin said there was no reason to remove the trees. The town is also going to plant some screening trees to block the view of the garage facility from Maple Lane. Mr. Boice suggested we also plant some trees to block the view of the garage from Town Road.

Chips check has come in at \$172,000. Another \$25,000 is expected.

**Town Clerk:** The town clerk reported that she got rid of 41 boxes of old documents for a total of 1009 pounds of paper.

**CSCTF:** The committee is working on four "Climate smart actions" to qualify for an \$80,000 grant. There are ten grants available. Kyle Loughheed has volunteered to donate the purchase and installation of an electric vehicle charging station at Town Hall. Councilman Boice suggested that the town also chip in some money to get one that is even faster charging.

**ZBA:** The committee is working on several applications.

**CAC:** Jamie Purinton shared with the town board a paper the committee drew up regarding the Doodletown Wildlife area. She stressed that the town needs to be a part of the process. The town should resist the notion of clear cutting as it brings in undesirable plants

**Building maintenance:** The 2018 budget should include money to do some painting at the town hall building as well as replacing rugs. Mr. Bassin commented that once the TB decides what work it wants done and what that work will cost, it can allocate money to support those decisions.

**Communications:** Councilwoman Israel said the town and cemetery signs are at the printers.

**Winter Festival:** The Winter Festival will be held on December 10<sup>th</sup>.

The following resolution was offered by Councilwoman Israel and seconded by Councilman Boice and moved for adoption. Motion carried.

**Resolution #31 of 2017**

Mid-Hudson Street Lighting Consortium – Resolved, that the Ancram Town Supervisor is authorized to apply for membership in the Mid-Hudson Street Lighting Consortium on behalf of the Town of Ancram

The following Highway budget adjustment was offered by Councilman Boice and seconded by Councilman Clark. Carried. To 9720.6 \$244,227.00 from Fund Balance.

The following general budget adjustments were offered by Councilwoman Israel and seconded by Councilman Clark. Carried. To Camp 7020.1 \$11,000, 7020.4 \$3,000, 1620.24 \$2,500 From fund balance.

Mr. Bassin reported that this year the town had more than \$26,000 in donations for the pool & camp programs.

A motion was made by Councilman Clark and seconded by Councilwoman Israel to approve the warrant and pay the bills. Motion carried.

The next board meeting will be held on Monday October 16<sup>th</sup>.

Two residents addressed the board concerning the camp pool program.

The first parent stated that her children enjoyed the camp but that this year it seemed to have a lot of changes. Her daughter was involved in an altercation on the last day of camp where she was pushed over by a much larger boy causing her to hit her head. She felt that the younger children were picked on by much bigger kids. She felt there were too many small children and it is too much responsibility at the camp and pool. She felt there needed to be limits on age groups, an activity list and more structure.

The second lady was a grandparent with grandchildren in the pool program. She had witnessed a child, four years old, having “melt downs” at the pool on several occasions. This same child had defecated in the pool causing the pool to be evacuated. She felt there needed to be more control and that with all the children it was overwhelming. The town board will set up a camp-pool forum to get more parents involved to discuss the program.

A motion was made by Councilman Boice and seconded by Councilwoman Israel to adjourn the meeting. Motion carried.

Respectfully Submitted by,

Monica R. Cleveland  
Ancram Town Clerk