

**Town of Ancram  
Town Board  
Regular Meeting  
June 20, 2019**

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

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Mr. Bassin called the regular meeting of the Ancram Town Board was called to order at 7:00 pm by Supervisor Arthur Bassin with a salute to the flag.

Mr. Bassin welcomed Ray Jurkowski of CPL. Mr. Jurkowski gave the following presentation of the highway building bids as well as his recommendations.

On June 13, 2019, the Town of Ancram received a several bids for the above referenced project, at which time the bid was opened and recorded. This office has reviewed the bids that were submitted for the work associated with three (3) separate contracts associated with the construction. The contracts were separated into General Construction, Electrical, and Overhead Doors. It should be noted that General Construction bid included a base bid and several alternates associated with the project. Based on the above, the breakdown of the bids is as follows: General Construction One Way Construction Base Bid \$ 130,615.00 West Hurley, NY Add Alt #1 (Concrete Slab) \$ 65,000.00 Add Alt #2 (Roof Cupolas) \$ 18,458.00 Add Alt #3 (Standing Seam Roof) \$ 15,763.00 L.D. Coon & Son, Inc. Base Bid \$ 150,466.00 Ghent, NY Add Alt #1 (Concrete Slab) \$ 51,400.00 Add Alt #2 (Roof Cupolas) \$ 9,100.00 Add Alt #3 (Standing Seam Roof) \$ 166,677.00 Electrical: Ginocchio Electric, Inc. Base Bid \$ 16,995.00 Ancram, NY Overhead Doors: Dutchess Overhead Doors Base Bid \$ 21,499.00 Madsen Overhead Doors Base Bid \$ 24,712.00 This office has completed our review of the bid proposal for the above referenced project and has prepared a bid tabulation summary sheet that outlines the various bids that were received along with the total anticipated construction costs for the various add alternates (see attached). It appears that the bid from Coon and Son contains a recording error Supervisor Art Bassin Town of Ancram June 18, 2019 associated with Add Alternate #3 associated with the installation of the standing seam metal roof in-lieu of the screw down panel roof. It is the opinion of this office that the installation of the standing seam metal roof in place of a traditional screw down panel roof results in a higher quality roof. However, based on the project's original budget and the bids that were received, this office recommends that add alternate #3 for the alternative roofing not be considered to save money on the project. Although the bids that were received appear to be competitive, the costs are greater than originally anticipated for the storage building. However, this office wishes to note that the building design had increased in size from sixty (60) feet to eighty (80) feet in length and thus resulting in higher construction costs. Prior to placing the project out to bid, the Town Board requested that cupolas be

considered to provide additional esthetic value to the building. This office added a pair of cupolas to the design as an add alternate to the contract. The proposed building is located on Maple Lane. Maple Lane a local side road and not considered a connector road, therefore the traffic that passes the building is limited. Based on the cost associated with Cupolas, the Town Board may wish not to award Add Alternate #2. Based on the above, if the Town elects to award the Base Bid and Add Alternate #1 (Concrete Slab) this office recommends that the Town of Ancram award the contracts for the Storage Building Project as follows: One Way Construction Base Bid \$130,615.00 Add Alternate #1 (Concrete Slab) \$ 65,000.00 Contract Price \$195,615.00 Ginnochio Electric Base Bid \$ 16,995.00 Dutchess Overhead Doors Base Bid \$ 21,499.00 Total Construction \$ 234,109.00 If the Town Board elects to include the cupolas as part of the construction, the Contract would include the Base Bid, Add Alternate #1 (Concrete Slab) and Add Alternate #2. This office recommends that the Town of Ancram award the contracts for the Storage Building Project as follows: L.D. Coon and Son Base Bid \$150,466.00 Add Alternate #1 (Concrete Slab) \$ 51,400.00 Add Alternate #2 (Cupolas) \$ 9,100.00 Contract Price \$210,966. Ginnochio Electric Base Bid \$ 16,995.00 Dutchess Overhead Doors Base Bid \$ 21,499.00 Total Construction \$ 249,460.00 This office is familiar with all of the contractors that had bid on the project. The office has worked with One Way Construction in the past in the Town of Taghkanic and the Columbia County Greenport Transfer Station, it is the understanding of this office that L.D. Coon and Son has successfully completed work for the Town. All other portions of the bid prepared by all contractors appear to have been correctly executed.

Councilman Boice asked who had installed the doors on the current garage building. Mr. Miller said Madsen Doors. Councilman Clark asked what the time frame for construction would be. Mr. Jurkowski said that would depend on the construction of the trusses which need a four week lead time. The construction could take from six to eight weeks.

Mr. Clark asked how much of a benefit was there between a concrete and a stone/gravel floor. Mr. Jurkowski said that by placing equipment on gravel or stone, over time there will be moisture issues in the electronics. Mr. Jurkoski said that if the town decided to put the cement floor in later, it would cost much more. On average the cost increases by 10% per year. Mr. Bassin asked Mr. Miller what he would be putting in the shed. Mr. Miller said the summer equipment would be stored in the winter and the winter equipment in the summer.

Mr. Clark asked if the board was to put off the vote until July would the building still be in by December. Mr. Jurkoski said it would be. Mr. Clark would like the FAC to look at the recommendation.

Mr. Boice said that the neighbors of the property like the idea of the coupolas.

Mr. Clark made the following proposal. The board would vote this evening on the proposal. The board will inform the FAC on their decision and only if a majority of the FAC objects will the town board give the decision further review. If further review is needed a special meeting will be called.

Mr. Bassin suggested that the board put off until 2020 the town hall and parking lot updates. Mr. Clark remarked that since the town board is at the beginning of the budget process, this would be the time to look at future capital projects.

Councilwoman Hundt felt that if the board was going to build this shed, it needed to be done right. All agreed.

At this time in the meeting Mr. Bassin asked if there were any issues that any member of the board needed to recuse themselves from. There was none.

A motion was made by Councilman Clark and seconded by Councilman Boice to approve the minutes with one correction to the section on the 2020 census, reading as "New Construction Program". Motion carried.

## **Supervisors Report**

1. Financial Report – Another normal month. We ended the month with about \$1.4 million in cash. Year- end cash projection is \$609,000 down from the \$718,000 YE cash projection we had last month due to the higher than expected cost of the proposed garage shed (\$250,000 v \$125,000). Sales tax receipts are still running about 3-4% better than the \$330,000 we received in 2018, which may result in the 2019 sales taxes coming in around \$40,000 over the 2019 budgeted \$300,000 amount. YTD Building Department fees and Court fines are running substantially behind 2018. Lower Building Department fees seem to be a function of fewer larger projects this year, but activity is still strong and we are likely to catch up later in the year. Fines are lower due to a higher share of the payments going to NYS. Other risks to the Town's 2019 financial situation are the mortgage tax, which is running about \$20,000 behind budget and last year's rate, and NY State actions, which may result in reducing general and highway aid to towns. So far it appears we could lose about \$26,000 in highway aid and \$6,000 in AIM funding.

2. Comp Plan Implementation Process – The Comp Plan Implementation Committee met on 6/1 to review the implementation process. Details are in my Notes of that

meeting. The Implementation Committee will meet again on 7/13 to continue the implementation process. The major near-term priority is to recruit people interested in serving on and/or chairing the various implementation committees.

3. Camp/Pool – About 45 applications so far...about 20 under last year. We will probably get some last minute and late applications before Camp starts on July 1, to move us closer to 60. Planning is going well. Tents are up at Blass Field and at Town Hall.

4. Highway shed – Bids came in at between \$225,000-\$275,000 compared to our estimate of \$125,000. We will discuss our options and make a decision on how to proceed on Thursday. We might have to postpone some of the other proposed 2019 capital projects to 2020 or 2021 to fund the shed and still maintain an adequate level of cash for unforeseen circumstances.

5. Climate Smart Community Task Force – The CSCTF successfully launched the light bulb exchange (Ancram's Bright Idea) at the Ancramdale Pig Roast on 5/31 and held a second event on 6/15 at Town Hall. 131 people have participated in the light bulb exchange so far, with 655 LED bulbs being distributed. The next LED event is on June 29th at town hall from 10am to 2pm. CSCTF issued a RFP for energy studies of town buildings last month, but did not receive any proposals.

6. Ancramdale Historic District – Approved by NYS on June 13. Boston Corner will be next.

### **Town Board Member Comments**

Councilwoman Hundt asked about the amount of buildings getting condemnation letters from the town building department.

Councilman Boice reported that the Town Pool will be ready prior to July 1<sup>st</sup>.

Councilman Clark said he was happy with another successful dump day and commended the Highway Department for initiating the letter and gathering donations for the Patrick Sheridan Scholarship Fund.

### **Highway Department**

Mr. Miller said that with the weather the paving has been difficult.

### **Town Clerk**

The town clerk has turned the 2019 taxes over to the county. This year the collection totaled 92%. For the month of June so far, the clerk has processed \$91 in fees. The clerk will be ordering the active military and retired vet parking sign. The town board agreed that there should be two spots in the parking lot dedicated to this.

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

### **Resolution #31 of 2019: Standard Workday Resolution**

**Resolved**, that the standard workday for all Town of Ancram elected and appointed officials and employees is 7 hours, and it is further resolved that the Town Supervisor is authorized to report these standard hours to the NYS Retirement System in the required Standard Workday Resolution for Employees RS 2418 format after this resolution has been posted in the Town Hall and on the Town website for 30 days.

The following resolution was offered by Councilman Boice and seconded by Councilman Clark and moved for adoption. Resolution carried unanimously.

### **Resolution #32 of 2019: Garage Shed Bids**

**Resolved**, that the Ancram Town Board awards the bid for the base bid and add alternates 1 and 2 (general construction, concrete slab and cupolas) to LD Coon & Son, Inc for the amount of 210,966, the bid for electrical to Ginocchio Electric in the amount of \$16,995, and the bid for overhead doors to Dutchess Overhead Doors in the amount of \$21,499.

Mr. Bassin announced that he was asking John Hoffman to be the point person on the projector project. Steve Olyha and Colleen Lutz will get the proposals.

A motion was made by Councilwoman Hundt and seconded by Councilman Clark to approve the budget adjustment. Motion carried.

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

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

Respectfully submitted by,

Monica R. Cleveland  
Ancram Town Clerk