

**Regular meeting** of the Town Board of the Town of Chester was held on **January 14, 2014** at 7:00 pm at the Municipal Center, Chestertown, New York.

Roll Call: Mike Packer, Edna Wells, Karen DuRose, Steve Durkish, and Fred Monroe. Attorney for the Town, Mark Schachner.

**RESOLUTION #6: ACCEPT MINUTES AS PRESENTED.**

Introduced by Mrs. DuRose, seconded by Mrs. Wells, the Minutes for December 10, 2013 and January 2, 2014, were accepted, as presented.

AYE 5 NO 0

**Privilege of the floor.**

Secretary mentioned that Board of Elections wanted town to look for a better location for voting, possibly the school. Discussion ensued, will speak with BOE regarding same.

Barbara Thomas asked the Board if they would like the advertising brochures for Dynamite Hill to go south to Warrensburg, etc. and the board agreed they could be advertised in all directions. Mrs. Thomas also established that the Town would be providing a Port-a-Potty for Summerfest.

Cindy Mead from the Tri-Lakes Business Alliance stated they would like to erect a digital sign in front of the Chamber building. The Alliance will be asking the participating Town's to contribute toward the price of the sign. They are currently waiting for a price from Garnet Signs.

**Public Hearing.** Public hearing was opened by Supervisor Monroe at 7:10 pm, followed by the Clerk reading the published Notice of Hearing, to establish a Local Law changing the date upon which the Board of Assessment Review meets to hear complaints in relation to Real Property Tax Assessments. Following discussion, with no comments from the public, Board agreed to hold Grievance Day on the Thursday in May immediately following the 4<sup>th</sup> Tuesday in May. The Local Law will need to be filed with the Secretary of State before it is legal.

**RESOLUTION # 7: ESTABLISH LOCAL LAW TO CHANGE GRIEVANCE DAY TO THE THURSDAY IN MAY IMMEDIATELY FOLLOWING THE 4<sup>TH</sup> TUESDAY.**

Introduced by Mr. Monroe, seconded by Mr. Durkish, establish Local Law changing Grievance Day from the 4<sup>th</sup> Tuesday in May to the Thursday in May immediately following the 4<sup>th</sup> Tuesday.

AYE 5 NO 0

**Old business:**

**Pellet boiler engineering proposals and financing.**

Rick Handley, from Rick Handley & Associates, was in attendance to

discuss the project, along with Tom Suozzo from Cedarwood Engineering.

Discussion on proposals from M/E Engineering, and Cedarwood Engineering. The work will be distributed between the two firms.

M/E work would be for the biomass boiler. It includes specifications for what would come out of the boiler room, plus placement of new plumbing and electrical connections, breaching of the stack, design to link together the controls for existing boiler and the biomass boiler, etc, so that they will work in tandem. The biomass boiler should take care of 75-80% of the load, with the oil-fired boiler picking up the difference.

There is a fairly long process and timeline involved in getting the project running. You need the engineering design work which needs to get done, bid specifications for the equipment, put it out to bid, select a contractor, then the contractor has to order the equipment. It could conceivably take 15 to 20 weeks to get the boiler.

The USDA Grant that was approved for the Town is waiting for the design documents and the bid specifications so that the State Architect could review them, approve them and then finalize the agreement between the Town and USDA.

Concern over dampness in the basement were discussed. Cedarwood Engineering would be designing a redundant sump pump with a back-up system in the event that there was a power outage, and dehumidifier to mitigate the dampness problem. The coal storage area would need to be removed and filled in, and an area defined and prepped for the storage silo. Cedarwood's work would also involve testing of the soil out back for stability, to be sure that it could hold the silo which would weigh between 20 and 30 tons.

M/E Engineering recommends a pneumatic valve change in the radiators, as they are not working correctly. Mr. Handley explained that the auditorium used to be heated from the old ventilation system which is no longer in use, and that is why it is so cold in there.

Both M/E and Cedarwood have agreed to take \$2000 each off of their proposal costs.

Regarding financing, we have received a \$20,000 grant from USDA, and they have committed to a loan of \$187,000 at an interest rate on Serial Bonds of 3.38% for a ten year period. The New York Power Authority would loan money for a longer period of time, but at an adjustable rate which could go up. Extensive discussion ensued.

Supervisor Monroe suggested that we pay the engineering firms on an hourly basis, rather than as proposed, since some of the work might be able to be done by the Town, such as the de-construction of the

old boiler, etc. Mr. Suozzo offered to work on an hourly basis, citing that the engineers receive \$100/hr., the draftsmen \$75/hr., and the tech's at \$50/hr. M/E would need to be consulted, but have provided a rate schedule.

**RESOLUTION #8: RETAIN CEDARWOOD AND M/E ENGINEERING ON HOURLY BASIS TO DO WHAT IS NEEDED FOR USDA BASED ON THE RATE SCHEDULE FOR M/E AND THE VERBAL RATE FOR CEDARWOOD.**

Introduced by Mr. Monroe, seconded by Mr. Durkish, retain Cedarwood Engineering and M/E Engineering (if they are agreeable) on an hourly basis to do what is needed for USDA, to be based on rate schedule for M/E Engineering, and verbal by Tom Suozzo for Cedarwood Engineering.

AYE 5 NO 0

**New truck purchase.**

Supervisor Monroe explained that we had budgeted \$210,000 for a new truck for the Highway Dept. The last truck we purchased cost \$196,000.

We will be able to purchase a new truck, plow, wing and sander under the Oneida County Contract, under a new legislative action that was taken last year.

The truck would cost \$118,107 for the cab and chassis, the body \$67,571, and they offer \$6,500 for a trade in, which would result in the bottom line of \$179,178.70, which is almost \$31,000 less than we had budgeted.

The dealer has already purchased the truck. The dump body, wing and plow is through Viking Cives, 14331 Mill Street, Harrisville, NY, and the contract is for a Western Star 4700 SF with NY Truck & Equipment, 280 Corinth Road, Queensbury, for the cab and chassis.

**RESOLUTION #9: PURCHASE NEW TRUCK UNDER ONEIDA COUNTY DPW CONTRACT.**

Introduced by Mrs. Wells, seconded by Mrs. DuRose, purchase new truck for Highway Dept. under Oneida County DPW contract.

AYE 5 NO 0

**RESOLUTION #10: APPROVE LARAC CONTRACT AND SEAGLE COLONY CONTRACT.**

Introduced by Mr. Packer, seconded by Mrs. Wells, approve LARAC contract, and approve Seagle Colony contract to present Hansel & Gretel for the 2014 children's opera.

AYE 5 NO 0

**St. Patrick's Day Parade.**

Don Butler from the Tri-Lakes Business Alliance offered the presentation. Basically they are looking for a \$2,000 donation in order to put up a Banner across the road, and on the fence by the Chamber building for the St. Patrick's Day Parade, scheduled to be

held on March 8th. Extended projects include having music on 2 different dates in July, and 2 in August. They also plan ATV Rides again, the first to benefit the Helper's Fund and the 2<sup>nd</sup> to benefit Toys for Tots. Additionally, in discussing the Rum Runner's weekend, which they intend to do again, they have decided to make it better, and not bigger. They have also done placements for their upcoming Events, and have had 21 businesses advertise in it, and they were able to make it 2-sided, with six months on each side. They put in the meeting dates for the Town Board, and added Summerfest to it, as well as Horicon Days. They expressed appreciation for both town's contributions to their efforts. He also mentioned the problem with signage, or lack thereof, touting the services available to passers-by in the town. Mr. Monroe would like to pull together a meeting with DOT and Betty Little, etc. to possibly promote legislation to enable better signage in the future. Mr. Monroe expressed appreciation for the great efforts that the Alliance has put forth to the benefit of the Town.

Cindy Mead, Secretary for the Alliance, asked for email addresses of the Board members to keep all persons current with the Alliance Minutes so that they would know what is being discussed.

**RESOLUTION # 11: APPROVE \$2000 DONATION TO TRI-LAKES BUSINESS ALLIANCE FOR ST. PATRICK'S DAY PARADE.**

Introduced by Mrs. Wells, seconded by Mrs. DuRose, approve \$2,000 donation to Tri-Lakes business Alliance for the St. Patrick's Day Parade.

AYE 5 NO 0

**RESOLUTION #12: APPROVE WARREN COUNTY CONTRACT WITH OFFICE FOR THE AGING.**

Introduced by Mr. Packer, seconded by Mrs. Wells, approve Warren County Contract with Office for the Aging.

AYE 5 NO 0

**Sand Pit offer.**

Supervisor Monroe stated that Attorney Schachner had drafted a letter with an offer on the Bennett sand & gravel pit. Tom Suozzo from Cedarwood Engineering has also been involved with this project. To be discussed in executive session.

Mr. Monroe mentioned that a new tow rope has been ordered for Dynamite Hill.

**RESOLUTION #13: SET DATE FOR FIREWORKS.**

Introduced by Mr. Monroe, seconded by Mrs. Wells, set date for Fireworks display for July 5<sup>th</sup>.

AYE 5 NO 0

**RESOLUTION #14: ESTABLISH PAY RATES FOR COURT OFFICER & RECYCLING**

**ATTENDANT.**

Introduced by Mr. Packer, seconded by Mr. Durkish, establish pay rates for Court Officer at \$15.45/hr. and for Recycling attendant at \$12.73/hr.

AYE 5 NO 0

**Revised snow and ice contract.**

Due to price changes, new and revised snow and ice contract still pending.

**RESOLUTION #15: APPROVE ZONING CLERK FOR ONE WEEK'S VACATION PAY IN LIEU OF TIME OFF.**

Introduced by Mr. Monroe, seconded by Mr. Packer, approve one week's pro-rated vacation pay for Jeremy Little, Zoning Clerk, in lieu of time off during 2013.

AYE 5 NO 0

**Loon Lake Dam Engineer.**

Supervisor Monroe had reviewed our files on the Loon Lake Dam, and shared the following facts:

In 2008 DEC requested that we do an inspection on the dam. We sent out requests for proposals, and received proposals from several engineers. We ended up hiring CT Male whose firm prepared an emergency action plan and did an inundation study. DEC was satisfied with that.

In 2010 they did another study, and it was determined that it was an intermediate hazard dam, but it was well maintained, and there did not appear to be any significant problems.

In 2011, there were serious flooding problems, and there appeared seepage in the dam. We again hired CT Male, they did a lot of work on it, grouting the dam, which cost us about \$30,000, so the consensus was that we were in pretty good shape.

In 2012, we received another letter from DEC identifying us as a high hazard dam with some seepage. There was evidence of "spalling", which, according to Google, is the result of water entering brick, concrete or natural stone and forcing the surface to peel, pop out, or flake off. This is because there is moisture in the concrete. Eventually, (also according to Google), spalling can cause crumbling and destruction of a structure. Now they are questioning whether the spillway is wide enough. If it isn't, that will be a hugely expensive undertaking to rectify.

Mr. Monroe had sent this information to CT Male about a year ago, in order that they might advise us, but we haven't heard anything back. It rather went off the radar, with other town matters jockeying for attention, and now an issue is being raised by our insurance company,

as they had received a copy of the DEC letter, and want to know what the town is doing about it.

Mr. Monroe spoke with Mr. Suozzo from Cedarwood Engineering, and he was able to recommend an engineer who asked for copies of the reports. He is willing to come and look at the situation without charge, and then will advise us of any action, if any is needed. Mr. Suozzo stated that the engineer was highly recommended by their Binghamton office, which area experiences a lot of flooding, and they stated that this man is a small operator with low overhead, but does excellent work. No action needs to be taken, since no money is being spent at this time.

**Town properties.**

The matter of timber harvesting on our town properties was discussed. It was decided that we should have it cruised, and a determination made. It was suggested that Todd Waldron, Brent Bullock and Dave Osterberg be contacted to give us a proposal.

**Loon Lake Milfoil Contract.**

We have two proposals, but contract negotiations will be discussed in executive session.

**Committee reports.** Mrs. DuRose and Mike had paid a visit to the highway garage, and when they were up there, three of the trucks were broken down. The committee was concerned over the lack of area to work on the trucks, and wondered if there was a way to make it safer.

There was also an issue with contractor's coming in and taking sand. They were not loading with a loader, but by hand. One contractor had 3 trucks in there, and they were loading it to sand driveways, as they had sanders on the back of their trucks. They will keep their eyes on the situation.

Mrs. Wells reported that she had spoken with the Youth Director, Mindy Conway, who was doing her year end reports. She plans on having a meeting next month.

She spoke also with Assessor Greg Klingler and Marion, who both said everything was going well in their office.

She also questioned whether she was on the library committee or not, and it was ascertained that she was, as was Mrs. DuRose.

**RESOLUTION #16: AUTHORIZE PAYMENT OF ABSTRACTS AND CLAIMS PAID PRIOR TO AUDIT.**

Introduced by Mr. Packer, seconded by Mrs. Wells, authorize payment of abstracts and claims paid prior to audit.

Highway Fund	\$47,075.36	(314-340)
Library	\$ 438.33	( 49-50 )
C'Town Water	\$ 556.75	( 56-60 )
P'Ville Water	\$ 557.27	( 56-61 )
Loon Lake Park Dist.	\$ 3,000.00	( 56-56 )

**January 2014:**

General Fund	\$11,393.00	( 1-12 )
Highway Fund	\$17,506.68	( 1-4 )
	AYE 5	NO 0

Mrs. Wells mentioned that in reviewing the Highway bills, she noticed that not all of the invoices had been signed. Sometimes there is no one at the garage to sign for a delivery, but she thought that a signature should be a requirement.

**RESOLUTION #17: REQUIRE SIGNATURE OF EMPLOYEE OR IMMEDIATE SUPERVISOR FOR ALL PURCHASES.**

Introduced by Mrs. Wells, seconded by Mr. Packer, require employee signature on all invoices, or immediate Supervisor to sign in their stead so that it is known to be a town purchase.

AYE 5 NO 0

On a motion by Mr. Monroe, seconded by Mr. Durkish, board went into executive session at 9:07 pm to discuss the proposed option on the sand pit, and the Milfoil Contract.

On a motion by Mr. Monroe, seconded by Mr. Packer, board out of executive session at 9:25 pm.

**RESOLUTION #18: AUTHORIZE OFFER TO EDWARD BENNETT FOR OPTION TO PURCHASE SAND AND GRAVEL PIT.**

Introduced by Mr. Durkish, seconded by Mrs. Wells, authorize offer to Edward Bennett for option to purchase his land for \$275,000, with a six month option, subject to inspection to confirm it's suitability for the Town for a sand and gravel mine.

AYE 5 NO 0

**RESOLUTION #19: ENTER INTO AN AGREEMENT WITH LYCOTT ENVIRONMENTAL UNDER OPTION 2.**

Introduced by Mrs. Wells, seconded by Mr. Durkish, enter into an agreement with Lycott Environmental under Option 2 for the milfoil. Board is asking for representatives to come and speak with them.

AYE 5 NO 0

On a motion by Mr. Durkish, seconded by Mr. Packer, meeting adjourned at 9:27 pm.

Respectfully submitted,

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Town Clerk