

TOWN OF SALEM
REGULAR MONTHLY MEETING-TOWN BOARD
JUNE 21, 2023

Present: Supervisor Evera Sue Clary; Town Council: Brenda Levey; Howard Law; Laura Dunham; Town Clerk-Pat Gilchrist; Clerk to Supervisor-Kathy Chambers (Note: Marcus Blanck resigned from the Board 06/02/2023.)

Others Present: Travis Keys-Highway/Water; Kim Erbe-Planning Bd./Library; Jeanne Smith-Georgi; Rebecca Brown-Water Clerk/Library; Krista Sullivan-Courthouse; Jim Carrolan-Sewer Comm.; Tauno Wirkki-Sewer Comm.

Public Present: Tom McMorris; Jim Sheldon; Dr. Yvette Bordeaux-UPenn; Corrina Aldrich-Wash. Co. Soil Water; Renee Bouplon-ASA Executive Director; Wyeth Coburn

Absent-Eric Rogers-Water Dep't.; Judy Flagg-Historian/ Records Mg't.; Moe Patrick-Planning Bd.; Herb Perkins-Courthouse & L, L P; Rachel Clothier-Courthouse; Bob Graham-Salem Fire Dep't.; Nancy Quell-DCO

5:00 P.M.-Review of **Warrants #6 & Highway Abstract #6 of 2023** for approval & payment

6:00 P.M.-Regular monthly meeting called to order by Supervisor Clary, followed by Pledge of Allegiance

OPEN PUBLIC HEARING-on Spectrum Northeast, LLC, an indirect subsidiary of Charter Communications, Inc., for approval of a renewal Agreement for Charter's cable television franchise for ten (10) years, with an annual franchise fee of five percent (5%) of annual gross revenue, commencing w/the date of approval by the Public Service Commission. Supervisor Clary, asked if there were any comments or questions the required three times & having received no comments or questions, asked the Board for a Resolution for approval of said Agreement: **Resolution #43-Motion made by** Councilwoman Laura Dunham, seconded by Councilwoman Brenda Levey, to instruct Supervisor Evera Sue Clary to sign the Agreement w/Spectrum Northeast, LLC, a subsidiary of Charter Communications, Inc. to renew Charter's cable television franchise for ten (10) years, with an annual franchise fee of five percent (5%) of annual gross revenue.

Minutes-05/17/2023- Motion made by Councilman Howard Law, seconded by Councilwoman Laura Dunham, to approve the regular monthly meeting minutes of 05/17/2023; passed 4-0.

Approval of Warrants #6 & Highway Abstract #6 for payment-Motion made by Councilman Howard Law, seconded by Councilwoman Brenda Levey, to approve **Warrants #6 & Highway Abstract #6** for payment; passed 4-0. Councilman Law inquired why the Town of Salem is being billed for water. Ask Attorney Klingebiel and/or Rebecca Brown, Water Clerk. Also, on the BAN for the Courthouse, HSCPA owes \$300 +/- in interest to the Town of Salem, as more was paid out than took in (was on Voucher that was signed tonight).

Highway-Travis emailed reports to everyone. About half of paving has been done for the year; Kingsbury came to help put the shoulders on. Have started dirt ditching & tiling on Juniper Swamp Rd. (some ditches will be stone filled); also cutting trees. Rec'd. permission to cut a lot of very old maples on Dillon Hill Rd. Did need to have a tree crew come in to get the tops out of them; still need to do brush clean-up & get stumps out. Working on a format for the Capital Equipment plan. Western Star Auction did not bring what Travis thought it should--no bites for \$140,000. Looks like we will be keeping the truck. Mowing tractor just got back last week & will take a few days to put all the mowing parts back on (hope to start the week of July 10th). New pick-up flat truck is in service; need to go out to bid for the snowplow to go on the pick-up. **Motion made by** Councilman Howard Law, seconded by Councilwoman Laura Dunham, to go out to bid on the snowplow; passed 4-0.

Day by day report for the month of May 2023 & Travis's short report will be filed.

Water- Eric emailed report to everyone. Still 319 meters in service, w/no new water hook-ups for month of May. Changed a couple of meter heads & still looking into a more cost-effective way to read meters & fix the

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“no or miss” reads. Regular upkeep/maintenance performed; eye wash & fire extinguisher checks done; had a few dig safe mark-outs; monthly water sample met the bacteriological requirements for a public water supply as set forth in Subpart 5-1.5 of the State Sanitary Code under Public Health Law 225. Well #1 will need cleaning this year & hope is to be able to get this done in August or Sep’t. Second quarter Iron-Manganese sample done on 06/12/2023; well #3 was high. Chlorine tester might need replacing (almost 7 years old). Report will be filed.

Review Union Contract-Motion made by Councilwoman Laura Dunham, seconded by Councilwoman Brenda Levey, to have Councilman Law review the Union Contract w/Eric Rogers, Union Representative; passed 4-0.

Salem Volunteer Fire Dep’t., Inc.-8 calls for month of May. 8-Salem (2-EMS lift assist; 1-priority one echo; 2-MVA’s; 1-lines down w/farm vehicle involved; 2-hazardous condition calls); 3 Mutual Aid Calls: (1-Cambridge-standby; 1-Rupert-smoke condition; 1-White Creek-grass/brush)

Training-Station maintenance; vehicle extrication; hazmat propane leaks; water vehicle extrication; ladders & chain saws w/Hebron Fire Dep’t.

Fund Raising-Mother’s Day breakfast & BBQ

Total Hours-3,157

Report will be filed.

Historian’s report-No report

Dog Control Report-Someone called about a chocolate lab @ 44 Coon Lane (didn’t give name); resident on State Rte. 29 called & reported neighbor’s dogs keep coming into her house eating her cat food (made a site visit). Report will be filed

Courthouse-Committees working on LL&P (beginning 07/05-08/04/2023) & Al Fresco dinner (07/22/2023); Courthouse to do the July 4th parade this year, along w/a carnival on the grounds of the Courthouse. Krista Sullivan is organizing so call the Courthouse if you are willing to help! Shushan & Salem Fire Dep’ts. are donating items for the carnival. Meeting for MOU will be scheduled soon; thank you to Brenda Levey for attending the Volunteer event. Krista explained that the HSCPA can apply for a grant through Adirondack Rural Revitalization, maximum amount being \$100,000. Historic preservation & accessibility to the bldg., an engineered design for an elevator, as well as repair to the ceiling; wainscoting & technical assistance are some of the areas where the grant will be used. Krista explained that the grant needed a 25% match (they have the 5%), so if the Town Board were willing, 20% or \$20,000, would need to be included in the Town’s 2024 Budget.

Resolution #44-Motion made by Councilwoman Laura Dunham, seconded by Councilman Howard Law, to approve the 20% match, or \$20,000, for the HSCPA to apply for the Adirondack Rural Revitalization Grant & to include the amount in the Town of Salem’s 2024 Budget if the grant is approved; passed 3-1, with Councilwoman Brenda Levey voting no.

Report will be filed

Georgi-Jeanne Smith e-mailed report. Picnic tables have been placed on the grounds. Corinna Aldrich & Lyndsay were on-site & have a report to share re riverbank design.

Complaints from visitors: Bushes in front of the Museum need to be pruned for better pictures on the patio. There are loose stones on the patio, which have been moved to the side.

Alternative Sentencing client finished hours; another client has 140 hrs. & will be working at the Georgi late afternoons (will bring tools for jobs). Individual has a carpentry business & could do more handyman type jobs like replacing the Texture 111 on side of the C.R. that is rotted (Georgi to supply materials); small children’s picnic table could be built for the playground. Use Waite’s Assessment plan to come up w/job tasks that need

attention. Job list: clean out the gutters on the Museum & paint the C.R. exterior; the backs of restroom doors have been painted.

Plant sale netted over \$1,100; Volunteer Sandra Haber helped the day of the sale.

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Playground Committee-Three musical pieces have been ordered & should come sometime the middle of July. After instruments arrive, Kent Foster will schedule a time to secure the swing set w/dug holes, cementing in the pieces. Teeter-totter seat has been broken & will be taken up by the shed until it can be fixed.

Incidents in the woman's bathrooms which have been dealt with.

Should consider not having C.R. rentals in July & August as Park events net more profit.

Matt Parker installed a new code door lock that is working; he also did sheet rocking in the hallway ceiling & painted the hall; made kitchen cupboard doors in the C.R.

Special Board Meeting-for Georgi business only, set for 06/28/2023 @ the Georgi C.R., 6 p.m.

Planning Board-Two Site Plan applications & one sub-division so far have been handed in; there will be a Public Hearing on a sub-division all for the June 22, 2023 meeting.

Historian-No report. We send positive thoughts & best wishes to Judy Flagg for a speedy recovery on her recent illness.

Economic Development-Tom McMorris & Bob Berger attended the Gov't. Ops committee mtg @ the Co. Bldg. They made a presentation regarding the Linke property on Vale Street for the Town's sewage plant, should the same pass, asking the County not to sell at tax auction but consider giving to T/O/S; they didn't say no, but all tax sales may be on hold for the next round. NYS could issue a moratorium on all tax sales for one (1) year. EPA did clean-up in Salem & at the mill in Shushan (more clean-up was required in Shushan).

Bancroft Library-Kim reported that students have been visiting from Salem school. Courtyard fencing is done, gate is in & picnic tables are out. The Norman Rockwell exhibit is up until the middle of July. Cost for cameras for the Library is \$200.

Bids for Carpet Tiles for Proudfit Hall-Councilwoman Levey opened the two (2) bids that were received:

1.-Scott Dooley-4031 State Rte. 22; Salem, NY 12865 – 1,024 sq. ft. of Home Depot Traffic Master

Black Residential @ \$2.66/sq. ft. = \$2,723.84 -or-

Home Depot Foss Gray Residential @ \$1.19/sq. ft. = \$1,218.00

Labor-Removal & disposal of existing carpet @ \$1.25/sq. ft. = \$1,280.00

Install new carpet squares-1,024 sq. ft. @ \$3.00/sq. ft. = \$3,072.00

Total for More Expensive Carpet = \$7,075.84

Total for Less Expensive Carpet = \$5,570.00

Floor prep for new carpet squares depending on floor condition-\$0-\$1,000 (This is not included in either of the above totals.)

2.-Buy Low Flooring Warehouse-704 Upper Glen St.; Queensbury, NY 12804

Removal of old glued-down carpet 1,024 sq. ft. @ \$0.60/sq. ft. = \$ 614.40

Disposal Fee/Labor = \$75.00

Labor for Floor Prep (prep/seal/patch where necessary) =\$200.00

Patch floor/leveler (2) = \$59.98

Special Order-Mohawk scholarship sand-washed pebble, 24 x 24 carpet tile = \$3,157.44

4" x 48" Cove Base Gray, 32 oz. adhesive cart (2) = \$15.98

4 gallons Proma PSA adhesive = \$119.99

2 gallons PSA adhesive = \$79.98

Labor-Base Work to install quarter round-120 sq. ft. @ \$1.50/sq. ft. = \$180.00

Carpet Tile Installation (includes glue down) = \$1,320.00

6-Metal Stair Nose-rubber reducer for doorways (special order metals) @ \$2.99 ea. = \$17.94

Total = \$6,8467 This figure includes \$417.69 for sales tax, which municipalities don't pay, s

Total would be \$5,966.98 (Councilwoman Levey will discuss this issue w/Buy Low.)

Since Scott Dooley's bid was confusing & not conclusive, the following was decided:

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Resolution # 45-Motion made by Councilwoman Laura Dunham, seconded by Councilman Howard Law, to accept the bid from Buy Low Flooring Warehouse in the amount of \$5,966.98 (w/o sales tax); passed 4-0.

Sewer Committee- Meeting was held on Wednesday, 06/01/23, @ 6:30 pm in Proudfit Hall. More under

NEW BUSINESS

SUPERVISOR'S REPORT-Supervisor Clary reported that Attorney Klingebiel advised that the T/O/S cannot set up a 'Go Fund Me' page for the Georgi. Need to re-activate the Provisional Charter for the Museum, apply for 501 (c)(3) tax exempt status, & appoint a Board of Trustees for the Museum w/by-laws.

NEW BUSINESS

Municipal Sewer-A Resolution is needed to classify the Salem Sewer System as a Type 1 Action & declare intent to act as Lead Agency for SEQRA. **Resolution #46-Motion made by** Councilwoman Laura Dunham, seconded by Councilwoman Brenda Levey , to classify the Salem Sewer System as a Type 1 Action & declare intent to act as Lead Agency for SEQRA; passed 4-0.

Motion made by Councilwoman Laura Dunham, seconded by Councilwoman Brenda Levey, to accept Wyeth Coburn as a new member on the Town of Salem Sewer Committee; passed 4-0.

Comprehensive Plan-Supervisor Clary would like authorization to apply for a grant through LCLGRP to secure funding to re-do the Town's current Comprehensive Plan; passed 4-0.

Renee Bouplon, Executive Director, ASA-Renee made a presentation to the Town Board regarding a letter of support for funding of a Farm II application for Round 19 of the Farmland Protection Implementation Grants Program (FPIG) for Wood Hill Farm. The property is particularly important because it contains extensive frontage along both White Creek and Black Creek and would add to a block of already conserved farmlands. This is a Conservation Easement in perpetuity, said property being over 700 acres. **Motion made by** Councilwoman Brenda Levey, seconded by Councilwoman Laura Dunham, approving the Letter of Support From the Town of Salem, endorsing Wood Hill Farm's application for Farm II, Round 19 of the Farmland Protection Implementation Grants program; passed 4-0.

Corrina Aldrich-Soil & Water-Georgi-Corrina reported that Soil & Water had installed a habitat garden last year above the water barn & it is a people's garden. There is funding in Soil & Water for maintenance & they might even be able to install a foot rail fence on upper side & install a trail cam that can operate thru Soil & Water's website. The T/O/S could even grow their own Xmas trees on the water barn property, with the possibility of help from Salem FFA. Highway Sup't. Keys was not excited about this possibility; he is not a lover of trees! Lyndsey has been working on invasive species (bittersweet) & non-invasive species at the Georgi, even having a work-day w/the Boy Scouts.

Riverbank Work-implement a plan, working through 2025. Grants will be available in 2025. Corrina asked that Travis keep any cut trees to be used w/other substances on building the bank up to prevent erosion. Looking at approximately 200'-225'. She also met w/Carl Swartz, from Fish & Wildlife, who suggested mulching not be done at this time. Can use native shrubs as invasive species are removed. The Town of Jackson's project (at the Skellie farm) took two years & cost about \$60,000. Councilman Law asked if fishing rights would prevent the work or what the involvement would be & Corrina responded than any work to be done on the riverbank would require a DEC permit. She would like to continue working on the invasive species & will contact Amy Maxwell at Salem school. Corrina also advised that low-interest loans for handicapped access may be available through Rural Development; contact person is Chris Hunsinger.

Proclamation for Marcus Blanck, former Town Board member-Marcus resigned his position on the Town Board effective June 02, 2023, as he has sold his home & moved to FL. Supervisor Clary would like to honor his years of service to Salem (as former Mayor of the Village) & Town Board member. **Motion made by** Councilwoman Brenda Levey, seconded by Councilwoman Laura Dunham, to do the Proclamation for Marcus & send to him in FL; passed 4-0.

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Town Board Council Seat Discussion-With the resignation of former Town Board member Marcus Blanck on 06/02/2023, there is an open spot on the Board. Tom McMorris expressed his interest in taking the seat until December 31, 2023. **Motion made by** Councilwoman Laura Dunham, seconded by Councilwoman Brenda Levey, to appoint Tom McMorris as a Town Board member until December 31, 2023; passed 4-0. Tom will see Clerk Gilchrist to be sworn in.

NYMIR Insurance Contract-will be up for renewal very soon. Melissa may be able to review the new policy at our July 19, 2023 meeting if the Board chooses & she can come. Clerk to Supervisor Chambers advised Krista Sullivan that she still needs Insurance Certificates from HSPCA Battenkill Kitchen renters in the amount of \$2 million insuring the Town of Salem; Krista will take care of it.

Public Hearings-Need to put Legal Notice in the paper regarding amendments/or replacing any prior local laws on the following: Site Plan; Sub-Division; Solar; Zoning (Attorney Klingebiel will need to advise if the new Local Law on Zoning w/prior Amendments included, takes the place of any prior filed Local Law(s)/Amendments; also need four(4) Public Hearings but can one Legal Notice suffice for all Public Hearings?)

Motion made by Councilman Howard Law, seconded by Councilwoman Laura Dunham, to put Legal Notice(s) in the paper regarding the above; passed 4-0.

OLD BUSINESS

Salem Fire Dep't. Contract for Fire Protection-**Motion made by** Councilwoman Laura Dunham, seconded by Supervisor Evera Sue Clary, accepting the Fire Protection Contract as written without any piece or agreement included regarding the diesel fuel usage of the Town of Salem's diesel tank at the Highway Barn by the Salem Volunteer Fire Department, Inc. Passed 4-0

Lease of Carnival Grounds between Salem Fire Dep't., Inc. & T/O/S-T/O/S has been paying for water on carnival grounds; Salem Fire Dep't. needs to pay that bill beginning in 2024. This will need to be added to the Lease Agreement. **Motion made by** Councilwoman Laura Dunham, seconded by Councilwoman Brenda Levey, that the T/O/S will pay the water billing charges for 2023 but that from 2024 on the Salem Volunteer Fire Dep't., Inc. will pay the water bill & that this becomes a part of the Lease Agreement; passed 4-0

Water Bills to Town of Salem-**Motion made by** Councilman Howard Law, seconded by Councilwoman Laura Dunham, to eliminate the water bills sent to the Town of Salem, except for the HSCPA & the Glens Falls Hospital rented space (those bills are sent directly to the HSCPA & Glens Falls Hospital to pay); passed 4-0

Climate Smart Community Update-Yvette Bordeaux agreed to be the Coordinator for the Climate Smart Communities Certification Program; she will still need a Task Force. **Motion made by** Councilman Howard Law, seconded by Councilwoman Brenda Levey, to appoint Yvette Bordeaux as Coordination of the Climate Smart Communities Certification Program; passed 4-0

ARPA Funds Review-Clerk to Supervisor Chambers handed out the ARPA funds sheet showing the requests & what has been expended so far, leaving a balance of ARPA funds available on 05/31/2023 of \$48,942.70.

NYS Retirement Resolution-Clerk to Supervisor Chambers advised that she had just received notice (again) from the NYS Retirement System that a new resolution needs to be done w/the required paperwork for posting regarding NYS Retirement for elected officials: Supervisor Evera Sue Clary, Highway Sup't. Travis Keys,

Town Clerk Patricia A. Gilchrist, Town Councilwoman Brenda Levey; and appointed position for Assessor- Jean McLenithan. **Resolution #48-Motion made by** Councilman Howard Law, seconded by Supervisor Evera Sue Clary, to post the required paperwork in the Town Office as required by NYS Retirement on the above named elected & appointed officials for thirty (30) days; passed 4-0. Clerk Chambers will get the information to Clerk Gilchrist to certify & post.

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CORRESPONDENCE-None

PUBLIC COMMENT-None

Motion to Adjourn-**Motion made by** Councilwoman Howard Law, seconded by Councilwoman Laura Dunham, to adjourn the regular monthly meeting of the Salem Town Board; passed 4-0; meeting adjourned @ 8:04 pm.

Next Meeting-will be the Special Meeting of the Salem Town Board regarding the Georgi on June 28, 2023, @ 6 pm in the Community Room on the Georgi grounds.

Next Regular Monthly Meeting will be held on Wednesday, July 19, 2023, @ Proudfit Hall; 181 Main St.; Salem, NY, beginning @ 5:00 pm for review of Warrants #7 & Highway Abstract #7 for payment. The regular business meeting will be called to order @ 6:00 pm, with Public Hearings scheduled as follows:

6:00-6:15 pm-Amending Site Plan Law
6:15-6:30 pm-Amending Sub-Division Law
6:30-6:45 pm-Amending Solar Law
6:45-7:00 pm-Replacing any prior Local Law & Amendments filed regarding
The Zoning Law

Respectfully Submitted,

Patricia A. Gilchrist-Town Clerk
Town of Salem

