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TOWN OF SALEM
REGULAR MONTHLY MEETING-TOWN BOARD
FEBRUARY 18, 2025

Present: Supervisor Evera Sue Clary; Town Council: Tom McMorris; Wyeth Coburn; Town Clerk-Pat Gilchrist; Clerk to Supervisor-Kathy Chambers

Others Present: Larry Haber-Economic Development

Public Present: None

Excused: Town Council Members: Brenda Levey & Howard Law; Highway Sup't.-Travis Keys

Absent- Eric Rogers-Water Dep't.(report provided); Moe Patrick-Planning Bd.; Kim Erbe-Planning Bd./Library; Rebecca Brown-Water/Library; Al Cormier-Hist./Records Mg'mt.(report provided); Mary Menard-Proposed Georgi Trustee; Sandra Haber-Georgi; Steve Saunders-Salem Fire Dep't.; Nancy Quell-DCO

5:00 P.M.-Review of Warrants #2 & Highway Abstract #2 of 2025 for approval & payment.

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

Approval of Warrants #2 & Highway Abstract #2 of 2025 for Payment-Motion made by Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, to approve Warrants #2 & Highway Abstract #2 of 2025 for payment; passed 3-0.

NYMIR Inspection-Supervisor Clary emailed the Board regarding the letter rec'd. from Henry J. van den Heever, Sr. Risk Control Specialist for NYMIR Insurance, from his inspection of various town facilities. His recommendations are the following:

1-**Sidewalk Repair @** the Bancroft Bldg. of irregular cracked & broken sections of the sidewalk along the east side of the bldg. to provide for smooth walking surfaces to prevent a trip and/or fall incident.

2-**Georgi on the Battenkill-**Amend the Georgi Rental Contract to require a Certificate of Insurance attesting to Liquor Legal Liability Insurance from any organization or individual that reserves park facilities for a special event where alcohol will be served. This will be in addition to the General Liability Insurance Certificate currently required.

3-**Fire Protection Agreements w/Salem & Shushan Fire Dep'ts.-**Section 4 contradicts Section 5 of the Agreements. It is recommended that Section 4 be removed from future contracts. The Town should not be held responsible for the failure of the fire company to perform contracted services. As stated in Section 5, the fire company is required to hold the Town harmless for failure to perform contracted services. Fire companies typically have adequate insurance against any contingency, & it should be their insurance company that pays a claim for their negligence.

4-**Highway Garage-Flammable Liquid Storage-**The Town should replace plastic cans used for the storage of gasoline w/Listed or Approved metal safety cans to improve fire safety. (The plastic cans currently being used are not approved for commercial use--only for homeowner use.)

5-**Highway Garage-Fuel Pump Signage-**The refueling pump should be equipped w/both a 'No Smoking' & a 'Stop Engine While Fueling' sign in order to comply w/the NYS Building Code.

Highway-Working on finalizing contracts w/Eagle Associates of Cazenovia, LLC for the 72' x 180'sand shed/building @ a cost of \$554,690.30 & the second smaller 40' x 60' salt shed/bldg. @ a cost of \$104,268.84.

Special Meeting to review sand & salt shed contracts (& any other special items that might come before the Board) will be held on Wednesday, 02/26/2025, in the Salem Town Office, beginning @ 5 p.m. for further discussion (in the absence of Highway Sup't. Travis Keys tonight). Hold off on BAN for discussion @ mtg.

Vater-Eric emailed report to all. 321 meters in service (one new water hook-up for the month; also turned on the main for their sprinkler system). Regular upkeep & maintenance was performed; had a hand-full of dig safe mark outs; eye wash & fire extinguisher checks were done. All hydrants have been winterized & are

ready for cold months ahead. Monthly water sample required by the D/O/H met the bacteriological requirements for a public water supply as set forth in subpart 5-1.5 of the Sanitary Code under Public Health Law 225. Yearly NYS Dep't. of Environmental Conservation water withdrawal report for 2024 was completed. We had two meters freeze. As usual, if a hydrant is used, please contact the water department so it can be re-winterized. Also, it is much appreciated when residents clean around the hydrants near their property after a snowstorm. This makes access much easier in case of an emergency. Report will be filed.

Salem Volunteer Fire Dep't.-No report provided

Salem Rescue Squad-No report provided

Shushan Volunteer Fire Dep't.-Chief Cassidy submitted an incident report for 2024, breaking down all fire calls for the year: 42 calls in total, resulting in 48.3% of their total calls. First Response Calls-10-Salem Rescue Squad (11.50%); 14-Cambridge Rescue Squad (16.10%) for a total of 24 calls @ 27.6% of total calls. 21 Total Mutual Aid calls @ 24.129%, with Total Alarms = 87

Total Alarms-Town of Salem 28 @ 42.42%; Town of Jackson 38 @ 57.58%

Average No. Fire Personnel/alarm=4.428; Average No. for EMS=1.166

Month(s) of Most Alarms-July, August, Sep't., Nov. (10); Month of Least Alarms-June (3)

Hours for Year for Fire Calls-531 hrs. 25 min.

Hours for Training-1,612 hrs.

Hours for Fundraising-171 hrs.

Total Hrs.-23 hrs. 25 min.

Also presented the Dep'ts. budget worksheet showing what was allotted & expended in 2024 & proposed for 2025.

Historian's Report-No report provided

Georgi-Sandy Haber emailed report to all. The opening night for the Georgi exhibition of paintings @ the Hyde was the largest turnout they have had for a 'winter opening'. Chris Daly, currently a 'fellow' @ the metropolitan Museum of Art in NYC (Chris also worked on the Georgi paintings for his PHD), discussed some of the major works & painters from the Georgi Collection @ the Hyde on Saturday, 02/08/2025. The paintings will be on exhibit until May 11th. FYI: Arrow Bank-Salem-generously contributed \$500 to the Hyde for sponsorship of the Georgi Collection. Working on a postcard to promote the exhibit to our past donor list. Trustee Mary Menard would like information on the funds/money info on the Georgi; Kathy will handle.

Georgi Website-The calendar has been updated w/upcoming events. There are currently four full facility rentals & one Comm. Room rental.

Prom Pictures-May 10th

Plant Sale-May 17th

Country Night @ the Georgi-Waiting to hear re LARAC grant

Mettawee Players-July 11th w/rain date of July 12th

Washington County Band-August 7th

Riverwalk-Grasshopper has confirmed they will return in the spring to check on the slope/grade & fix, if needed.

ADA Door for Battenkill Room-Waiting for specs from Waite Associates as door has to conform to ADA regulations.

MOU Lease-Submitted proposed lease to Salem Town Board for their review. Need to set up a separate meeting for questions/discussions at a later date after Board has had time to review MOU. Report will be filed.

Courthouse-Minutes were sent to all from 01/08/2025 meeting. The B/O/D decided on two shades of gold for the great hall—darker on the entrance wall, up the stairs, & on the back wall where you enter the jail.

2024 Year-End Financial Report was reviewed & deficit was not as great as previously thought; budget filed for audit.

Draft

Arrow Bank-Beth Ulion made a motion to remove Herb Perkins Christine Michael & Karen Pfindel from the HSCPA accounts, adding Beth Ulion, Michael Amaturro & Nate Kindel to the accounts to they would have check signing privileges; motion was seconded by Karen Sheldon & vote was unanimous.

Restoration Fund-The T/O/S did not apply for a RAN on the advice of Attorney Klingebiel; this was intended to cash flow the renovation work for the Adirondack Rural Revitalization Fund (ARRCH) grant, which pays out upon reimbursements. Outstanding invoices include painting-\$5,000; wainscot restoration-\$28,000; flooring-\$12,700 for a total of \$45,700. HSC cannot proceed w/renovations to the Great Hall w/o these downpayments to LuxBrush Painting Co., Hank's Quality Flooring (Glens Falls); & Paul Kobyluch Restoration. Supervisor Clary will bring back to the Town Board approval of payments to LuxBrush, Hank's Flooring & 50% of Paul Kobyluch's bill.

Many other items discussed & were included in the minutes; please read the same. Minutes will be filed.

NOTE: Town Board discussed whether to use Contingency Funds to cover the above-mentioned pending bills for the Courthouse project while waiting for payments to come through. Half of Paul Kobyluch's Voucher in the am't. of \$14,000 was approved; next installment payment of \$20,000 should be forthcoming. Clerk to Supervisor Chambers reviewed funds & what had been spent; there is or will be a shortfall. She proposed the following: **Resolution #17-Motion made by** Councilman Wyeth Coburn, seconded by Councilman Tom McMorris to do a 'Due To'/'Due From' for \$80,000; passed 3-0.

Planning Board-No report; Kim absent

Sewer Committee-will meet Monday, 02/24/2025. Location will be discussed, possibly on property the Town owns by the Water Barn.

Economic Development-Larry e-mailed 02/10/2025 meeting minutes. Nic Stark from D & H Rail Trail Council was present, as well as John Cullinan, local businessman. Mr. Stark works from VT; they are open to helping Salem review & potentially restart planning to expand the many trails in & around Salem. Have had significant success with this in & around Rutland, VT. Al Cormier, Kay Tomasi, Tom McMorris & Supervisor Clary revisited what earlier attempts to develop the trails were. More discussion is needed to determine if the committee wishes to pursue this further & if so, over what timeframe.

John Cullinan shared his vision for the property at the intersection of Routes 22 & 29 (the Bob's Lunch location & golf course, formerly Sausville's). He is interested in obtaining an understanding of what other projects are underway or being considered for Salem.

Master Comprehensive Plan-Hope to get Allison Gaddy to speak at the March ED mtg.

HHN-still plan to open in May or June, 2025.

Climate Smart Community-Committee (Larry, John Bardwell, Supervisor Clary) has had 2 mtgs. w/Josh Dranoff, The outreach coordinator, to score Salem's existing activities toward climate smart work. Points are earned for projects completed or going to be completed; hopefully Salem can move from a silver community to a bronze community; this would lead to higher consideration when funds are appropriated for Climate Smart projects.

Landfill for Solar-John & Larry had a phone conversation w/NYPA on the use of the landfill & gravel pit. Costs would be very expensive to install three-phase lines & connect to the nearest existing three-phase lines. Costs are estimated @ \$1 million/mile; the site is about a mile to the next closest three-phase connection. The old lumber yard near Caro-Vail might be an alternative site but needs to be checked out in more detail.

FYI-Federal Gov't. announced that no grants or credits would be used for installing electric car chargers.

Next Meeting: 03/14/2025 @ 9 a.m. in the Salem Town Office; report will be filed.

Town Clerk Report-reported that total fees paid to the Town for the month of January were \$378; total of \$385 collected, w/a pay'mt. to NYS Dep't. of Ag & Mkts. in the am't. of \$7.00 for dog licenses issued. Also, total payment for 2025 tax collection has been made to the T/O/S in the am't. of \$1,795,216.70.

Draft

Page 4

February 18, 2025 Minutes

DCO Report-Welfare check on a Rotty @ junk yard on Rte. 29; no dog was out. Dog has a heat lamp. Picked up 3-month-old Cane Corso puppy in Food Pantry parking lot; guy plowing told Nancy that the dog was in the road. Report will be filed.

SUPERVISOR'S REPORT-Supervisor Clary reported that there will be no more DMV hours @ Proudfit Hall. Working on updating the current Hazard Mitigation Plan.
Hudson Headwaters mtg. on 02/28/2025

OLD BUSINESS

Sidewalk Review-Working w/Allison Gaddy to finalize RFQ. LaBella Firm, who was firm overseeing the Pedestrian Connectivity Study, reported that the project funding should not be affected because of it being a Federal Grant.

Master Comprehensive Plan-will need at least 8-12 members; putting out feelers for members

NEW BUSINESS

Planning Board Appointment-Clerk Erbe requested that the Town Board appoint current Chairman, Maurice Patrick, to another five-year term on the Planning Board. **Resolution #18-Motion made by** Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, to appoint Maurice Patrick to another five-year term on the Town of Salem Planning Board, beginning 01/01/2025 & ending 12/31/2029; passed 3-0.

NY Forward Grant Program-would support much-needed renovations around Town & might be used for a new roof on the G.F. medical building, which the Town owns. If a grant in the amount of \$100,000 was granted, the T/O/S would be required to contribute 20% or \$20,000. Both Cambridge & Greenwich have had great success w/this program. The EDC is continuing to review the feasibility of applying for this grant. Allison Gaddy would be glad to attend a Town Board meeting, also.

Supervisor Clary commented that the rent from the medical center goes into the general portion of the budget--\$14,400 in total. Need to look at putting this into a Deferred Revenue account for the 2026 budget.

Community Assistance-Need to look @ supporting the Salem Food Pantry & Salem-Shushan Fuel Fund again w/money from this (formerly know as the 'Poor Fund' w/the former Village).

Spectrum-Rec'd. check in the am't. of \$19,427.61 per the Town's Franchise Agreement w/them.

Executive Session-Motion made by Councilman Tom McMorris, seconded by Councilman Wyeth Coburn, to go into Executive Session to discuss a matter of employment; passed 3-0.

Moton made by Supervisor Evera Sue Clary, seconded by Councilman Wyeth Coburn, to come out of Executive Session & resume regular meeting; passed 3-0. Discussion only-no vote taken in Executive Session.

Motion to Adjourn-the regular monthly meeting of the Salem Town Board made by Councilman Tom McMorris, seconded by Councilman Wyeth Coburn; passed 3-0. Meeting adjourned @ 8:00 p.m.

Next Meeting-of the Salem Town Board will be a special meeting on 02/26/2025 beginning @ 5 p.m. in the Salem Town Office; 214 Main Street; Salem, NY 12865, to discuss the salt/sand shed grant, & whatever else might come before the Board at this meeting.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem