TOWN OF SALEM
REGULAR MONTHLY MEETING-TOWN BOARD
SEPTEMBER 09, 2026

Present: Supervisor Evera Sue Clary; Town Council: Brenda Levey; Tom McMorris; Scott Eastman; Howard Law present through videoconferencing from his residence @ 2277 State Rte. 313; Shushan, NY 12873; Pat Gilchrist-Town Clerk; Kathy Chambers-Clerk to Supervisor

Others Present: Travis Keys-Highway/Water; Kim Erbe-Planning Bd./Library; Rebecca Brown-Water/Library; Beth Ulion-Courthouse; Marissa Perkins-Courthouse; Al Cormier-Historian/Records Mg'mt.; David Wren-Dep. Historian/250th Celebration

Public Present: Sherri Slater; Ed Miller

Absent- Kay Tomasi; Economic Development/Sewer; Steve Saunders-Salem Vol. Fire Dep't. (reports provided); Vicki Campbell-Rescue Squad; Nancy Quell-DCO (nothing to report)

5:00 pm-Review of Warrants #9 & Highway Abstract #9 for payment

6:00 pm-Regular monthly meeting called to order by Supervisor Clary, followed by Pledge of Allegiance. Introduction of Board members made around the table & Councilman Law, who was video-conferencing

6:05 pm-Opened Fuel Oil & Propane Bids; Sup't. Keys not at mtg. yet. Clerk Gilchrist opened the bids.
1.-DEAD RIVER COMPANY-**Propane:** 08/31/2026 Market Rate-$1.5376; Fixed Rate based on gallons provided (specific time frame w/specified gallons) 10/01/2026-05/31/2029-$1.6902 (based on 3,000 gallons-1,000 gallons/yr.) Gallons can be adjusted before sending contract, but gallons need to be specified. *State fees/taxes are **not** included (If tax exempt, please provide documentation to keep on file.) Tariffs not included if implemented. **#2 Heating Fuel:** 08/31/2026 Market Rate-$4.7881; Fixed Rate Based on Gallons Provided 10/01/2026-05/31/2027-$4.4575 (10,000 gallons w/all locations were provided). **On-Road Low Sulfur Diesel:** 08/31/2026 Market Rate-$5.0986; Fixed Rate based on gallons provided 10/011/2026-05/31/2027-$4.8173. **Reliable Delivery:** We have LP bulk storage facilities in Bellows Falls & Manchester, VT; Bernardston, MA; & Keene, NH for peace of mind in knowing you will not run out of product. We also have delivery trucks in your area one day a week & on-call 24/7, 365 days a year. Automatic deliveries would be scheduled for peace of mind.
2.-G.A. Bove Fuels-Propane will be priced at Washington County State bid pricing; **On Road Diesel** will be priced at $.30 over Average JOC. Example: Rack average is $4.7864 + $0.30 markup = $5.0864 cost to Town **Dyed Kerosene** will be priced at $.30 cents over Average JOC. Example: Rack average is $5.0435 + $0.30 mark-up = $5.3435 cost to Town.
#2 Fuel Oil will be priced at .30 cents over Average JOC-copy attached. Example: Rack average is $4.6739 + $0.30 markup = $4.9739 cost to Town
Board members reviewed but wanted to wait until Travis arrived for him to review.

Approval of Warrants #9 & Highway Abstract #9 for Payment-**Motion made by** Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, to approve Warrants #9 & Highway Abstract #9 for payment (some members of the Board had a question on a Voucher submitted for pay'mt. from Assessor Bobbi Stone; Supervisor Clary sent her a message & she stopped in to explain; approved); passed 5-0.

Approval of Minutes-Special Meeting of Salem Town Board on 08/07/2026 on Introduction Resolution to Amend the Zoning Law; Regular Monthly Meeting of Salem Town Board on 08/12/2026; Special Town Board Meeting on 8/19/2026 on Adoption Resolution for the Zoning Law; Special Town Board Meeting on 08/31/2026 for the Public Hearing on the CDBG Grant-Board wanted to wait as some had not read all the minutes.

Alton Knapp-Certified Flood Plain Mgr. & Supervisor Clary met w/County Code Enforcement & other County officials today re Flood Plain Mg'mt. Alton did a power point presentation for those present, which

Supervisor Clary will send to Town Board members & Kim Erbe, Planning Bd. Clerk to forward to the other members of the Planning Bd. & Mario Canalini, Compliance Officer. Approximate cost to Wash. Co. to hire a Flood Plain Administrator/Engineer would be approximately $50,000, who would then work w/all Towns/ Villages in the County who rec'd. applications to build in a flood plain. Alton has already been working w/Town of Salem residents who wish to come off the new maps; some he could help & some he could not. There is a fee if he thinks the homeowner can be removed; he will do the work required. Costs could run in the range of $1600 & up; this is still cheaper than purchasing a flood insurance policy every year. If he can't get the homeowner off the new map, there is no charge from him & the flood insurance policy will need to be purchased. Planning Board Clerk Kim Erbe reported that before the map changes were made, the Planning Bd. might see one or two properties that might be in the flood zone; since the new maps have come out, maybe only one or two **aren't** in flood zone. Property values will decrease whether there is a mortgage or not if property is in the flood zone; currently only those homeowners that have a mortgage are receiving letters from their banks requiring the purchase of flood insurance. Alton will be attending the October Public Safety Committee meeting at the County; he will also be coming to the Salem Town Board meeting on 10/14/2026.

Town Clerk Monthly Report-Clerk Gilchrist reported tat $490 was collected in monthly fees for August, 2026, consisting of $18 for dog licensing; $395 for certified copies; $75 for Manufactured Home Permit Application; $75 for 1 Site Plan Application. $2.00 was sent to NYS Ag & Mkts. for dog licensing; final am't. pd. to Town was $488.

Courthouse-Beth Ulion, Board President, reported that she has been working diligently to secure the necessary insurance certificates needed; she believes those she now has are all up to date. Having an issue w/one contractor who did roof work on the youth barn but is working on that one. Working w/those that use the kitchen--some have been correct & some had to be sent back to be corrected. All Courthouse & George Certificates will be requested & sent to Supervisor Clary from now on.

MOU-w/Town does not expire until 2028 but the Board is working on a new MOU; NY Council of the Arts has large grants which the Courthouse cannot currently apply for; will also need a Lease Agreement.

Blockhouse Project-The Courthouse will provide sponsorship, as a 50l (c)(3) for larger donations coming in for the blockhouse, once final approval is granted by the Planning Board after the outcome of the 09/24/2026 Public Hearing.

Marissa Perking-Executive Director-reported on the following events:

Friday-09/18-Folklife Concert Series will feature Dick Hensold & Rosalind Buda. Doors open @ 6:30, show begins @ 7 pm.

Saturday-09/26-Falmily Fall Festival w/food trucks, beer garden, & live music performed by Reese Fulmer & the Carriage House Band from 5-8 pm on the Courthouse lawn. Free entry!

Thursday-10/08-Helen Gillet on the cello, is a world renowned musician, composer, bilingual singer (Belgian, French, & Englis), improvisor & looping artist. Doors open @ 6:30 pm; show begins @ 7 pm. Free Event!!

Saturday-l0/l0-Salem's 1st Annual Car Show from 10 am-2 pm; registration is required but there in NO ENTRY FEE! There will be vendors, food trucks & live music. Come enjoy the fun!

Saturday-l0/17-Swooping Shapes-Live Music to a Silent Film from 6:30-8:30 pm. This is instrumental magic to a silent film! Also a Free Event!

Saturday-10/31-Trunks & Treats from 2-4 pm. Register your trunk @ salemcourthouse.org/upcoming events

Food & Drink available for purchase; prepared by & all proceeds benefit the Salem Rotary. Come & enjoy the Halloween Fun!

Tuesdays-10/13; 11/10 & 12/08 @ 10 am-Community Coffee Hour at the Courthouse. Come & enjoy a cup of joe & visit w/friends & neighbors!

Georgi-Councilwoman Levey emailed the report from the 09/03 meeting @ the Museum. HVAC is working beautifully! The Museum is open every Saturday from 10-1; attendance has been picking up. Asian collection

has been sent to an expert for final evaluation. Events are coming into the home stretch; we are researching other revenue ideas. Grounds look great, with no major issues.
Chamber Mixer-09/18 from 5:30-7:00 pm in the Museum.
Holiday at the Museum-Open house on Saturday, 12/05, from 5-7 pm. This is the official announcement for the opening of the Museum.
2027 Budget for Georgi-was also given out to all Board members. Costs/expenses total $29,118; revenues are estimated @ $26,000 from the Trust; donations of $1,000; rentals of $3,000 for a revenue total of $30,000 Reports will be filed.
Insurance-Supervisor Clary & Laura Dunham met with NYMIR & Huntington Block regarding insurance coverages. Huntington Block covers the insurance for the fine arts. Melissa from Northern Insuring, our Agent for NYMIR insurance coverage, reviewed the policies & waivers provided by the Georgi; all look good to her. Melissa is good w/both the T/O/S & Georgi being on one policy.
Salem Fire Department-Chief Saunders emailed reports to all. **13 Calls for August, 2026: 9-Salem** (2-LP gas leaks; 1-wires; 1-fire alarm residential; 2-personal injury (unknown); 1-structure fire; 1-vehicle fire; 1-hazardous condition; 1-EMS lift assist). **4-Mutual Aid**: 3-Hebron (1-property damage MVA; 1-structure fire; 1-vehicle fire); 1-Middle Falls (stand-by)
District/Mutual Aid Year-to-Date: 70-Salem Fire; 10-Hebron Fire; 7-Rupert Fire; 6-Cambridge Fire; 4-Cossayuna Fire; 4-Shushan Fire; 2-Middle Falls; 1-Argyle; 1-Greenwich Fire; 1-Arlington Fire
Incident Type Year-to-Date: 19-Personal Injury/Unknown/MVA; 11-Structure Fire; 11-Wires; 9-EMS Lift Assist; 9-Stand-by; 6-Control Burn; 5-CO Alarm; 5-EMS Assist/ECHO Response; 5-Fire Alarm Residential; 4-Good Intent; 4-LP Gas Leak; 3-Hazardous Condition; 2-Fire Alarm Commercial; 2-Grass/Brush Fire; 2-Property Damage MVA; 2-Vehicle Fire; 1-Chimney Fire; 1-Landing Zone; 1-Police Assist; 1-Rescue Call; 1-Svc. Call; 1-smoke condition; 1-traffic control
Other Reports Provided Were: Members Attending Year-to-Date; Event Attendance Report 08/01-08/31/2026; Training Drill Report 08/01-08/31/2026
All reports will be filed.
Assessor's Report-School tax bills have been sent out end of August. Transfers recorded through July, 2026 have been rec'd: 18 property transfers occurred (10 were arms-length sales; 8-non arms-length sales, i.e. no purchase price like family conveyances, estate-related transfers, putting property in a trust). All arms-length sales have bee logged for ratio-study purposes & will be included in ongoing market trend analysis.
Building Permits-Reviewing permits & completions as they come in to add to assessment roll for 2027.
Upcoming Schedule & Availability-Available Wednesday afternoons (after 3:30 pm) or by appointment. I will be out of the office 09/28-10/01/2026 for the Assessors Annual Fall Conference.
Report will be filed.
Planning Board-Clerk Erbe reported one Site Plan Application for an addition if already in for September 24th mtg.
Bancroft Library-Nothing to report
Economic Development-Need a chairman/chairperson
Sewer Committee-No meetings; still looking for parcel of land
DCO-Nancy has been picking up many cats & gets them to Salem Community Cats.
Tree Committee-Have rec'd. a $2,500 grant through the Salem Community Foundation to purchase more trees. Stump grinding needs dig safe, which will involve Sup't. Keys; $2,500 to remove 8 stumps.
250th Anniversary Committee-Need committee ASAP to begin planning for 2027 celebrations. Will also need donations/money for port-a-potties at the McCracken house.
Historian's Report-Report was emailed to all Board members. Blanchard portraits in the library are being appraised by Glenn Long, Professional Antique Appraiser, for insurance purposes, & will be sent to Jan &

Timothy Sams (the couple that donated the portraits) for their tax purposes. Their only stipulation was that Bancroft Library pay for the shipping, which cost $963. Dr. Asa Fitch contributed $400 & Salem Rotary Club donated $100; the Sams have been reimbursed. Description of the portraits was written by Al & librarian, Melissa Carll & will be displayed below the portrait of Col. John Williams.

Work continues in creating a new finding system, this time for the walk-in vault in the Archive Room.

Civil War quilt on display in the Archive Room will be lent to the Whitehall Historical Society for their quilt display on10/02 & 10/03 for their 250th Declaration of Independence Celebration-Whitehall Naval Heritage Weekend.

Josh's Tree Service removed all the trees along the west side of the Revolutionary War Cemetery; his cost for all was $5,000 (he donated his services for half of the cost). Dr. Asa Fitch Historical Society offered to pay for his services if the Town did not have the money to help pay. There is only $69 left in Al's contractual acc't.

Some former Village debris, tree stumps, metal & plastic tubes, along w/a pile of dirt covering other debris. Perhaps the Highway Dep't. could remove all this, improving the area.

Highway Dep't.-Travis emailed all is monthly, day by day, reports for June, July & August (trying to get caught up with them all). Will be out paving today, so I will be late to the meeting.

Salt Class-Innovated Surface Solutions will be hosting a salt class @ the Town Barn on Monday, 10/05/2026, @ 10 am. Sign-ups are required if you will be staying for lunch; call the Town Barn & leave a message so Travis can give them a count.

OGS Salt Bid-Had rec'd. nothing as of noon today; hopefully will have something by 10/01.

'26 Truck-Zwack finished last week—will need to pay for that.

Have been ordering extra supplies in hopes of beating price increases.

Brine maker Bldg.-need 30' x 60' bldg.. to store brine maker & a new well is needed. Bldgs. behind Town Barn all need rehabbing.

Dry Well-One more dry well to go in on East Broadway. Hit line doing one dry well; all is good now.

Fuel/Propane Bids-Travis reviewed. Some questions on Dead River bid; Travis will call to get an answer from them & notify the Board. Major questions: If the gallons are lower than what they have as a minimum for us, will the Town still have to pay for the extra gallons even if not used? Bove brought Travis fuel as he ran out; there was a misunderstanding w/prior supplier.

Braymer Fuels doing no municipal bids at all this year due to price fluctuations.

Motion made by Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, to accept bids for review; passed 5-0.

Water Dep't.-Fall flushing will begin on Sunday, 10/11-Friday, 10/16. Notice sent to Clerk Gilchrist to put in the Eagle newspaper for 4 weeks. Did water tests required-all normal. Granville Village & Town & T/O/S all use the same testing company; will co-ordinate w/them & us to drop off samples for all. Well cleaning will take place over the next couple of weeks. Purchased new hydrant markers as the prior ones did not last.

Rescue Squad-has been very busy; no report

PUBLIC COMMENT

Mike Miller asked Supervisor Clary if she had heard anything more about the Shay Settlement/Hunting Club property behind his house. There is a bear up there most of the time now. He asked if Supervisor Clary was aware of or is there any talk regarding a change in Code Enforcement? Mike feels there is a lot of money in fees, causing a burden on the taxpayers. Supervisor Clary responded that on change is anticipated at this time that she is aware of. He also asked what was going on w/the County Administrator & if County DPW still had positions to fill. Travis reported that he had heard or read that DPW was looking to fill 12 positions.

OLD BUSINESS

CDBG Application Discussion-Resolutions-North Country Rural Development does the application, which is due by 09/23/2026.

Resolution #73 of 2026-Motion made by Councilwoman Brenda Levey, seconded by Councilman Thomas McMorris, authorizing submission of a 2026 Community Development Block Grant (CDBG) Housing Application, in the amount of $350,000 to establish an owner-occupied housing rehabilitation program.

Roll Call Vote: Councilwoman Brenda Levey-Yes; Councilman Thomas McMorris-Yes; Councilman Scott Eastman-Yes; Councilman Howard Law-Yes; Supervisor Evera Sue Clary-Yes; passed 5-0.

Resolution #74 of 2026-Motion made by Councilman Thomas McMorris, seconded by Councilman Scott Eastman, designating that North Country Rural Development Coalition administer fair housing responsibilities, adopting the required Community Development Block Grant Policies, hereby appointing Nicole Justice Green, CEO of NCRD, as the Town of Salem's Fair Housing Officer in connection with the CDBG Housing Program. **Roll Call Vote:** Councilman Thomas McMorris-Yes; Councilman Scott Eastman-Yes; Councilman Howard Law-Yes; Councilwoman Brenda Levey-Yes; Supervisor Evera Sue Clary-Yes; passed 5-0.

Master Comprehensive Plan Update-Supervisor Clary sent information; September mtg. on Tuesday, 09/22/2026 @ 6:30 pm in the small gym @ Salem Central School to review information, go over survey results, & make comments, etc. Light refreshments will be served.

Brine maker Grant WQIP-$195,000-Will need a 30' dx 60' bldg.. to house the brine maker. No new power service currently @ salt shed; it's a 200 amp svc.

Pedestrian Community Connections-Grant for east side of street is $500,000, plus $200,000 for sidewalk from NAPA to Matelli's Taverna. $14,000 already spent; Town cost is 5% of the total or $25,000.

Town Office Transition/Committee-Councilwoman Brenda Levey & Councilman Scott Eastman want to be on the committee.

Washington County Land Holding, Inc.-SEQR study done on Shushan Bentwood property & properties in Salem by LCLGRPB. Current liens will disappear.

NYPA-Solar on Landfill-There will be a zoom mtg. on Thursday, 09/10, @ 2 pm w/John Bardwell, Larry Haber & Supervisor Clary in the Town Office. $1,000/acre on thirty (30) acres

Electronic Speed Sign Placement-R/O/W / County permission rec'd. Travis says it needs a triangle base to set it in place.

New Business

2027 Town Budget Mtgs.-1st Mtg.-09/16/2026 & 5 pm in Proudfit Hall; 2nd Mtg. 09/30/2026 @ 5 pm, also in Proudfit Hall. Clerk Gilchrist will confirm dates & times w/Library.

Teamsters Union Contract-Councilman Howard Law will send the revised proposal he rec'd. from the Union rep. Clerk to Supervisor Chambers says she will need pay rate from Union Contract to plug into the 2027 budget as soon as agreed upon.

DASNY Grant Project #7012-$175,00 available sitting w/NYS from another grant that could not be taken further several years ago. Supervisor Clary was advised that the money was still available & could be used on another project. Potential use would be for new Town Office space.

CORRESPONDENCE-Letter rec'd. from concerned residents & property owners whose homes adjoin the intersection of Blind Buck Rd. & Riley Hill Rd. All three approaches to this intersection are blind, making it near impossible to see oncoming traffic. The visibility is compounded by vehicles approaching the tight curve on Blind Buck Rd. at excessive speeds, as well as drivers failing to observe the existing STOP sign on Riley Hill Rd. A car already skidded off the road, wedging against a tree last winter & another vehicle ended up in the Blind Buck stream a few years ago. The Riley Hill/Blind Buck loop is a popular recreational route, used by residents for walking & biking, including neighborhood children who may not always be fully attentive to fast-moving, obscured traffic. Convert the intersection to a three-way stop. Installing stop signs at all three approaches would effectively control the speed & flow of traffic through these blind spots. We respectfully request that

the Town evaluate this intersection & consider implementing a three-way stop before another severs accident occurs. A copy of the letter will be attached to these minutes.

PUBLIC COMMENT

Councilman Law-had a question regarding the bond paperwork that Attorney Matt Fuller sent. Don't we need a BAN? (This is for the new 2027 truck.) Howard would like clarification as this is not the usual paperwork we have seen when preparing a BAN. Howard will send him a message.

Supervisor Clary asked if other Town business could be conducted @ Budget Workshop mtgs. Clerk Gilchrist responded that it could be because she adds special language in the notice of the mtg. & puts the same language on the sign in sheet. 'Any & all other business to come before the Board may be acted upon at this meeting'.

Motion to Adjourn-the regular monthly meeting of the Salem Town Board made by Councilman Thomas McMorris, seconded by Councilman Scott Eastman; passed 5-0. Meeting adjourned @ 8:08 p.m.

Special Meetings of the Salem Town Board-**2027 Budget Workshop Mtgs.**-will be held on 09/16/2026 & 09/30/2026 @ Proudfit Hall; 181 Main Street; Salem, NY, beginning @ 5 pm.

Next Regular Monthly Meeting-of the Salem Town Board will be the regular monthly meeting on 10/14/2026, beginning @ 5 p.m. in Proudfit Hall; 181 Main Street; Salem, NY, to review Warrants #10 & Highway Abstract #10 for payment; regular business meeting will be called to order @ 6 pm.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem