

Town of St. Armand
Regular Board Meeting
Tuesday, August 14, 2018
6:30 PM

These Meeting Minutes were approved on September 11, 2018.

A Regular Board Meeting of the Town of St. Armand was held on the above date at the Town Hall, Bloomingdale, NY.

BOARD MEMBERS PRESENT:

Town Supervisor Dean Montroy, Deputy Supervisor Jennifer Fuller, Councilperson Donald Amell, Councilperson D. Joseph Bates, and Councilperson Samuel Grimone.

A quorum of the Board was in attendance.

TOWN EMPLOYEES PRESENT:

Wastewater Superintendent Stanley Ingison and Town Clerk Barbara Darrah.

EXCUSED: Highway Superintendent Douglas Snickles was excused due to vacation, Water Superintendent Jeff Cotter was excused due to a well emergency and Code Enforcement Officer Joseph Amell was excused due to CEO Training in Latham, NY.

GUESTS: Bradley Harte, NYS Deferred Compensation Plan. From the community were Sandy Hayes, William Latham, Karl Law, Susan Willette, and Mary Ann Denninger.

Notice was posted regarding the date of this meeting.

Supervisor Montroy called the Meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

Supervisor Montroy opened the meeting to Bradley Harte, NYS Deferred Compensation Plan representative.

Bradley Harte presented various points regarding the NYS Deferred Compensation Plan and why it was a good plan to be involved with. He started with the fact that the plan began in 1985. In regards to pension and retirement plans its defined benefits are in the category of 457B verses a 401 or 403 type. As far as the Town's role, it would be a matter of completing the payroll deductions. Cost wise the cost is free. There is no minimum requirement of members to join. There is no age restriction. The age of 59 ½ is the tax exemption age for the state. This plan is the biggest deferred comp plan in the country. Mr. Harte previously provided a Resolution format for the Town Board to follow in it's approval, which Supervisor Montroy stated the Board would address later in the meeting. Mr. Harte also stated he would meet with the Highway staff on another day, to explain the plan in detail. Supervisor Montroy thanked Mr. Harte for his time and presentation.

A second guest scheduled to speak this evening, Ralf Hartmann, did not arrive. Supervisor Montroy spoke for Mr. Hartmann, stating Mr. Hartmann was seeking the elimination of jet skis or horsepower boats on Moose Pond in addition to a boat size restriction. Mr. Hartmann works for NYS Department of Conservation and contacted Albany to see if there were any existing restrictions and the response was negative.

HIGHWAY DEPARTMENT MONTHLY REPORT

Highway Superintendent Douglas Snickles submitted the following written report to the Board:

Town of St. Armand Highway Report for the August 14, 2018 Meeting

1. All our road-side brush hogging and trimming is done.
2. Started hauling crusher run down to Goodspeed Road for project.
3. We got the culvert from Essex County for Goodspeed Road.
4. Dug stones sticking up out of road on Main Street.
5. Flushed culvert and patched Mill Street where truck damaged the road.
6. Helped Harriestown stock pile their road sand for the winter.

7. Helped Essex County with beaver dam on River Road.
8. Helped Stan Ingison locate the sewer manhole on River Road.
9. Fixed guard rail on Moose Pond Road that was down because of flooding.
10. Want to order plow blades now because dealer is going to give last year's prices one time only. It is going to run around \$12,000 - \$14,000.

WATER DEPARTMENT MONTHLY REPORT

Water Superintendent Jeffrey Cotter submitted the following written report to the Board:

Town of St. Armand Water Report for 8/14/18 Board Meeting

1. Verified Meter Readings for Barb - On 7/16 - 7/17, I verified 17 meter readings for Barb for the billing cycle.
2. Drought Conditions - On 7/18, I increased the run time on well # 5 by two hours. There has been a slight drop in the water production from this well due to the drought conditions. I do not see a need at this time to implement a water conservation order. I'm seeing about a 3,000 gallon drop in the well production in a 24-hour pump run time.
3. Monthly Coliform Test Submitted from Highway Garage on 7/25/18 - Results came back negative.
4. Checked out 4 River Road Water Meter per Barbs Request - The meter was not working however the owner had it Re-Programmed and it's now operational.
5. Emergency Generator Test run completed with no issues to report.
6. 35 Main St. Plumbing Issues - I scheduled to meet with a plumber at 35 Main St. to turn on the water to the residence. I had shut the water off last winter due to a freeze-up inside the building. After the plumber inspected the damage inside the home, he refused to take on the job due to extensive damage to the plumbing inside the house. I left the curb stop shut off until repairs to the plumbing can be made inside the home.
7. Backflow Preventer Testing Completed - Last year during an annual Health Department inspection, they recommended testing our Backflow Preventers annually. On 8/2/18, certified backflow tester Kris Casler tested backflow preventers in the Highway Garage, the Sewer Pre-treatment Plant and the Sewer Plant. All devices passed the testing. Kris Charged \$300 for the testing.
8. New Meters Available at Hulburt's Tri-Lake Supply - I spoke with Betsy at Hulburt's, she has obtained new Badger water meters that the company claims will be more reliable than the previous meters. She mentioned that Town Supervisor Montroy may have available funds for purchasing meters for those who can't afford?
9. Annual Water Quality Certification of Completion - On 8/13/18, I sent the Annual Water Quality Certification of completion form to the Albany Health Department and I also dropped a copy off at the Saranac Lake Health Department office.
10. 27 Oregon Plains Road Meter - On 8/13/18, I spoke with the new owner of 27 Oregon Plains residence. He wanted me to check out his meter as it was disconnected years ago. I informed him that the meter was disconnected and a heat tape was applied to the water line in the basement years ago to prevent the water line from freezing. The curb stop to the residence does not shut off. I recommended that he reinstall the meter to see if it is functional. I will touch base with the owner after the meter is reinstalled.
11. Disinfection Byproduct Testing Due - The annual Summer time disinfection byproduct lab testing is due this month. I will submit samples from the Town Hall and the last fire hydrant on the River Road as this is a dead end line and does not have a lot of flow. Samples will be sent to Life Science Lab in Waddington NY.

CODE ENFORCEMENT OFFICER'S MONTHLY REPORT

Code Enforcement Officer Joseph Amell submitted the following written report to the Board:

STATUS REPORT FOR THE MONTH OF JULY* (Includes actions up to August 13, 2018)

Applications Received: 5
 Permit Application Conferences: 2
 Notices of Incomplete Applications: 0
 Building Permits Issued: 10
 Building Permits Applications Pending Due to Payment: 1
 Fees Collected: \$509.00
 Fees Due: 50.00

Site Inspections:2

Field Visits: 6

Notice(s) for Fire Safety / Property Maintenance Inspection(s): 0

Violation Notice(s) / Order to Remedy: 0 (Certified), 0 (Non-Certified)

Notice and Order(s): 0 (Certified)

Stop Work Order(s): 0

Appearance Tickets: 0

Certificate of Occupancy/Completion: 0

Temporary Certificate of Occupancy/Completion:0

Record Search: 0

Month Highlights

Enforcement Actions

- No action taken at this time (pending full certification of training)

New Building Permits and Applications

This office issued (10) ten permits this monthly cycle

1. 18_SA_023- is a Re roof permit for 812 St Regis avenue permit has been issued and a submittal to the clerk of the supervisor has been turned in. Work has started and has been completed.
2. 18_SA-021- is a demolition permit issued for the demolition of farm house at 1026 NYS Route 3 Saranac Lake 12983
3. 18_SA_024- 1693 NYS Route 3 Bloomingdale, Roof permit only for section of roof previously covered in shingles (the rest of the roof is metal), Roof was stripped and refinished work is completed and payment is made submittal to the clerk of the supervisor was made.
4. 18_SA_025- 79 Prospect Street Bloomingdale, permit issued for the installation of a prebuilt accessory structure (storage Shed). Fee was collected and submittal to the clerk of the supervisor was made.
5. 18_SA_026- 213 Trudeau Road Saranac Lake, applicant submitted application for a residential Re Roof permit issued work is finished the permit fee was collected and a submittal to the Clerk of the Supervisor was made.
6. 18_SA_027- applicant is a contractor for the owner of the residence at 189 Forest Hill Avenue, Saranac Lake NY the permit application was for a demolition permit of a approximately 14x 20 storage shed. This Permit number will be assigned with a future building permit as well. On Friday 10th of August I performed a site visit to witness a Percolation test for a proposed installation of a new septic system for a one room bunk house at this location. The Contractor is in process of securing construction plans for said building.
7. 18_SA_028- 80 Moose Pond Lane applicant has had previous action with this office over the last two years as they have had a stop work order in place and removed for inadequate application and questionable work from previous contractor. This office has several hours involved with this project as it has required the code official to go back and for with at least 2 agencies H.A.P.E.C. which is the Housing Assistance Program of Essex County, And A.E.D.A which is the engineering company that H.A.P.E.C. has used to design the new Pressure treated foundation for this project, as well as the home owner and the chosen contractor that H.A.P.E.C. has awarded to do the work. The Building Permit Fee for this project has not been paid as of date the permit has been issued and this office is expecting payment from the contractor when they start the work.
8. 18_SA_029- 19 Main street residential re roof this application was turned in after the roofing contractor had started work so it was assessed with a late fee of half the cost of the permit Fee. Permit was issued after work had been 100% complete I was out of town for training when this project took place. Upon my return I met with contractor and explained that if he did any further roofing contracting in the town that he would need to secure a permit beforehand. The contractor and the resident of this address met with the Town Supervisor and he explained this to them as well. The fee has been paid and the submittal to the clerk of the supervisor was made.

9. 18_SA_030- 254 Trudeau Road Saranac Lake Residential Re Roof permit applicant completed work without submitting application for a building permit. I made contact with this resident and informed them they needed to submit an application for a permit and that they would be assessed an early start fee. This permit was issued and fee has been paid as well as submitted to the Clerk of the Supervisor.

10. 18_SA_031- 42 Roosevelt Lane Bloomingdale, Residential Re Roof Permit application submitted as well as fee. Permit issued with a conditions letter explaining the code citations for Reroofing Permit fee was submitted to the clerk of the supervisor.

Existing Building Permits

1. 18_SA_012- 27 Oregon Plain's Road applicant submitted structural drawings for the addition of dormers to the roof framing to increase square footage, this building has had its occupancy changed to residential and the new owner plans on turning building into a single family residence. Plans have been reviewed applicant is waiting to resubmit official plans with the stamp of their licensed design professional.

2. 18_SA_018- 299 River Road submitted payment for building permit fee. Transmittal to the Clerk of the Supervisor has been submitted.

3. 18_SA_022- 11 McKenzie Mountain Way, this has been a challenging project to deal with and I have issued a stop work order for this project due to lack of submission of the proper documentation for workman's comp insurance. As of today I have received what I believe to be adequate proof to alleviate the town of any liability if anyone becomes hurt on this site. As the supervisor is aware due to meetings with the Code Official on this project as well as meetings with the property owner and the supervisor, and meetings where the property owner Code Official and supervisor met together, the Code Official would just like to inform the Town Board as well so that all parties are informed on how this project is progressing. Further updates will be submitted with next month's report to keep all parties up to date.

The code Official would like to take this time to ask to potentially purchase some software from Icc International Code Council who produce the Codes which the State adopted for building standards. The software in order to get a discount and tax exempt status would require a \$125 Membership fee which at one time was purchased under the previous supervisor Joyce Morency that has now expired. This would ensure that we get a discount for the software. The software would give me a premium access to the text of the code and the program would allow me to cut and paste code citations rather than typing them out long hand which tends to be a very timely process not only due to the length of the text but also due to the complexity of the wording for example when I send out a conditions letter depending on the complexity of the project can take upwards of 2-3 hours where with this program would take in the range of say 30 minutes. This I feel is valuable time that the Code Official could be using elsewhere in regards to the rate at which compensation is given to this position. Being that the town appears to be on a tight budget this program with membership would cost around \$600.00 if it cannot be approved I understand but I would ask the board to take this into consideration for when the new yearly budget comes up. The Code official at this time asks to be excused from the Monthly Board Meeting due to training in Latham NY for this position it will be the fifth section of training with only one more section taking place in October at which time I will be fully certified to conduct my duties completely as the Code Official for the town, Thank you.

WASTEWATER DEPARTMENT MONTHLY REPORT

Wastewater Superintendent Stanley Ingison presented the following report:

Town of St. Armand Wastewater Department Summary the August 2018 meeting

- 1) Did daily collections, testing and recorded data.
- 2) Did daily checks of all systems at the PTB and WWTP and recorded the data.
- 3) Wrote up the DEC monthly operating report and the discharge monitoring report and submitted them digitally.
- 4) Did weekly generator checks.
- 5) Did weekly greasing of the paddle wheel drive and clarifier drives.
- 6) Did the weekly flexing of all the aeration diffusers.

- 7) The Core Climate Systems failed Oxygen sensor in the preliminary treatment building was replaced and has been working fine. Last week the control panel quit scrolling through the active meter readings but all of them are working properly. I called Core Climate for an opinion on what might be wrong.
- 8) Last month I came to believe that the treatment system was reaching the DEC limits for BOD and total phosphorous levels without using the polymer; so I turned it off to save on expenses. Our monthly sample was sent to the lab last week; so we will see if I was correct in a few days.
- 9) I have not heard anything from the DEC yet about the breach of our flow limit in May. This is nice but they are so short staffed that they may not have caught up to it yet. On the other hand, I just got word that some DEC engineers are swapping plants that they oversee to keep a fresh mind on things; and Tamara Venne is handing us over to Thomas Waite.
- 10) Saranac Lake was generous enough to send us their camera crew for the third time last week to continue looking for man hole 33 which was buried with fill on the River Road line. They had given us the distance from man hole 34 but it was off by around 20 feet and we only dug ten feet from there in either direction and 15 feet laterally. This time they stayed with us until we found it. Now we need to work on raising it to the current ground level.
- 11) I have been working on the DEC collection system inspection and maintenance requirements for this year but am behind schedule as locating man hole 33 has taken so much effort and now raising it to grade will take just as much time again. Also we will not be able to do all the work asked for while adhering to the confined space entry rules as we probably don't have enough time left to set up all the training, equipment and personnel to get it done.
- 12) I am still working with Todd Hodgson of Essex County DPW to get lift pump #3 in service in the main plant lift station. I will also try to get him to assist with getting the flow meters more precisely calibrated while he is here.
- 13) Hex & Hop Brewery: Again, I have not heard of any action by Ethan Mikesell et al moving toward the purchase of the property or startup of the brewery. Does the board know anything about the current status?
- 14) I am continuing work on insulating the lagoon effluent wet well. It got waylaid for the removal of an underground wasp nest. I am also working on replacing the rusted out and broken off valve key. It needs to be cut, water and rust proofed and bolted back together for installation.

Supervisor Montroy asked to re-visit the required confined entry training. He reported to those present that Kevin Woodruff of the Bloomingdale Volunteer Fire Department is a certified trainer in this subject and Supervisor Montroy is hoping to have three men from the town receive the training so the required number of people are available when needed. He stated the tri-pod equipment costs approximately \$4,000.00. He also reported the New York State requirements "mirrors" OSHA requirements and that NYS Department of Environmental Conservation is now requiring some of these confined space tasks be completed in the new Inspection and Maintenance Plan.

RESOLUTION # 36 of 2018

ADOPTION OF STATE OF NEW YORK
DEFERRED COMPENSATION PLAN

Councilperson Samuel Grimone, who moved its adoption, offered the following Resolution:

WHEREAS, the Town of St. Armand wishes to adopt the Deferred Compensation Plan for Employees of the State of New York and Other Participating Public Jurisdictions (the "Plan") for voluntary participation of all eligible employees; and

WHEREAS, the Town of St. Armand is a local public employer eligible to adopt the Plan pursuant to Section 5 of the State Finance Law* and,

WHEREAS, the Town of St. Armand has reviewed the plan established in accordance with Section 457 of the Internal Revenue Code and Section 5 of the State Finance law of the State of New York; and

WHEREAS, the purpose of the Plan is to encourage employees to make and continue careers with the Town of St. Armand by providing eligible employees with a convenient and tax-favored method of saving on a regular and long-term basis and thereby provide for their retirement;

NOW, THEREFORE, BE IT RESOLVED, the Town of St. Armand hereby adopts the Plan for the voluntary participation of all eligible employees; and

THEREFORE, BE IT FURTHER RESOLVED, that the appropriate officials of the Town of St. Armand are hereby authorized to take such actions and enter such agreements as are required or necessary for the adoption, implementation, and maintenance of the Plan, and

THEREFORE, BE IT FURTHER RESOLVED, that the Administrative Services Agency is hereby authorized to file copies of these Resolutions and other required documents with the President of the State of New York Civil Service Commission.

This Resolution was duly seconded by Deputy Supervisor Jennifer Fuller and adopted by Roll Call vote as follows:

Supervisor Dean Montroy	AYE
Deputy Supervisor Jennifer Fuller	AYE
Councilperson Donald Amell	AYE
Councilperson D. Joseph Bates	AYE
Councilperson Samuel Grimone	AYE

Dated August 14, 2018

Barbara J. Darrah
St. Armand Town Clerk

RESOLUTION 37 of 2018

2018/2019 SNOW AND ICE CONTRACT
AGREEMENT AMENDMENT "B" AND
AUTHORIZATION FOR TOWN OF ST.
ARMAND SUPERVISOR TO SIGN AGREEMENT

Councilperson Donald Amell, who moved its adoption, offered the following Resolution:

WHEREAS, the COMMISSIONER (Transportation of the State of New York) AND THE MUNICIPALITY (Town of St. Armand of Essex County) have agreed upon an annual contract known as the Fixed Lump Sum Municipal Snow and Ice Agreement since January 17, 1992 and;

WHEREAS, the present term of the Fixed Lump Sum Snow and Ice Agreement between New York State Department of Transportation (Commissioner) and St. Armand (Municipality) was renewed on December 12, 2017 to commence on July 1, 2018 and expire on June 30, 2019 unless further extended, and the 2018-2019 Extension Amount was \$153,221.18 and;

WHEREAS, Section 9 of the said Agreement provides for an annual update of the estimated expenditure to be determined by the Commissioner, and;

WHEREAS, due to past contractual procedures that did not increase the Snow and Ice Agreement to account for estimated expenditure increases, and;

WHEREAS, the Town of St. Armand requests that the Municipal Snow and Ice Agreement be revised to reflect those contract shortages, so that outstanding and future obligations can be met,

NOW, THEREFORE, BE IT RESOLVED AMENDMENT B, "Amendment to Change the Estimated Expenditure for Snow & Ice Agreement" was generated by the Department of Transportation which addresses this concern, and;

BE IT FURTHER RESOLVED, the Town Board of the Town of St. Armand authorizes Town Supervisor Dean Montroy to execute and sign Amendment "B" of the Snow and Ice Extension Agreement Contract beginning July 1, 2018 and expiring on June 30, 2019 for the Essex County roads in the Town of St. Armand.

This Resolution was duly seconded by Councilperson D. Joseph Bates and adopted by Roll Call vote as follows:

Supervisor Dean Montroy	AYE
Deputy Supervisor Jennifer Fuller	AYE
Councilperson Donald Amell	AYE
Councilperson D. Joseph Bates	AYE
Councilperson Samuel Grimone	AYE

Dated August 14, 2018

Barbara J. Darrah
St. Armand Town Clerk

RESOLUTION # 38 OF 2018 INCREASING THE TOWN OF ST. ARMAND’S NUMBER OF MEMBERS ON THE BOARD OF ASSESSMENT REVIEW

Councilperson Donald Amell, who moved its adoption, offered the following Resolution:

WHEREAS, The Town of St. Armand officially increased the Board of Assessment Review members to four on May 9, 2017, and

WHEREAS, the Board of Assessment Review currently stands at four members, and

WHEREAS, the Town received a letter of intent from Ralf Hartmann, a Town of St. Armand Resident, on August 3, 2018, requesting to be nominated and selected as a Board of Assessment Review member,

NOW THEREFORE LET IT BE RESOLVED, that the Town of St. Armand approves an increase in the Board of Assessment Review members to five, and

BE IT FURTHER RESOLVED, the Board welcomes the selection of Ralf Hartmann as a Board of Assessment Review member, contingent upon his completion of the required BAR training conducted in Essex County.

Councilperson Samuel Grimone seconded this Resolution, and it was adopted by Roll Call vote as follows:

Supervisor Dean Montroy	AYE
Deputy Supervisor Jennifer Fuller	AYE
Councilperson Donald Amell	AYE
Councilperson D. Joseph Bates	AYE
Councilperson Samuel Grimone	AYE

Dated: August 14, 2018

Barbara J. Darrah
St. Armand Town Clerk

MOTION TO PAY MONTHLY BILLS

The payment abstracts for July 2018 were presented for the Board’s approval as follows:

- General Vouchers # 195 - # 224 in the amount of \$ 10,542.83
- B Fund Vouchers # 24 - # 28 in the amount of \$ 744.76
- Trust and Agency Fund Voucher # 5 in the amount of \$ 2.50
- Highway Vouchers # 121 - # 136 in the amount of \$ 14,390.25
- Highway Outside Vouchers # 9 in the amount of \$ 220.44
- Water and Sewer Vouchers # 107 - # 123 in the amount of \$ 15,648.85

Deputy Supervisor Jennifer Fuller made the motion to approve payment of this month's bills; the motion was seconded by Councilperson D. Joseph Bates. A Roll Call Vote was as follows:

Supervisor Dean Montroy	AYE
Deputy Supervisor Jennifer Fuller	AYE
Councilperson Donald Amell	AYE
Councilperson D. Joseph Bates	AYE
Councilperson Samuel Grimone	AYE

All approved. Motion carried.

Date: August 14, 2018

Barbara J. Darrah,
St. Armand Town Clerk

MONTHLY REPORT FROM THE SUPERVISOR

Supervisor Montroy presented the Supervisor's Monthly Report for July 2018 to the Board. Councilperson Samuel Grimone made the Motion to accept the Supervisor's Monthly Report. The Motion was seconded by Councilperson Donald Amell. All in favor. Motion carried.

REVIEW AND APPROVAL OF PREVIOUS MONTH'S MINUTES

Deputy Supervisor Jennifer Fuller made the Motion to approve the Regular Board Meeting Minutes of July 10, 2018. The Motion was seconded by Councilperson Donald Amell. All in favor. Motion carried.

TOWN CLERK'S MONTHLY REPORT

Town Clerk Barbara Darrah gave the following report for the month of July 2018:

Spayed/Neutered Dog Licenses:	6 spayed and 3 neutered Dog Licenses for a total of:	\$ 63.00
	1 unspayed and 1 unneutered Dog License for a total of:	\$ 28.00

Total Revenue Earned: \$91.00 Paid to Supervisor: \$ 76.00 Paid to NYS Agriculture & Markets: \$ 15.00

WATER AND SEWER BILLING MONTHLY REPORT:

Water & Sewer Clerk Barbara Darrah reported the Water & Sewer Receivables due for all accounts is \$47,607.05 All balances will be due on August 20, and late fees will be applied August 21st.

Councilperson Donald Amell stated the Safe Water Act remains in the same status as last month.

OLD BUSINESS

Three of the guests present at this meeting were attending for the purpose of following up on complaints filed with the Town regarding a residence on Moose Pond Lane. The Code Enforcement Officer and the Town's Health Officer visited the residence and the Code Enforcement Officer is in the process of composing a letter citing the violations. The person will be given 30 days to address the issues. Susan Willette asked what about the remainder of the debris and what happens if the resident doesn't act. She stated she had been through this with five different code officers. Supervisor Montroy stated after 30 days from receipt of the letter citing the violations, if the resident did not address the issues, the resident would be in violation. The Town Justice would then do an order for a summons and appearance ticket. Supervisor Montroy continued by saying we are going to try to pursue this within the Town but if the Town retains an attorney, the violating resident would be responsible for all legal costs of the town.

Another community guest asked if there was a written report from the Health Officer, which should have been submitted within five days to the Town Board, stating what his findings revealed. Supervisor Montroy stated he would contact the Health Officer for the report adding if he doesn't take care of it, the Town will pursue. Supervisor Montroy also reported he would text the Code Enforcement Officer (the CEO was in training) to see if the letter had been composed and mailed.

Supervisor Montroy reported that he, Donna Bramer and Stanley Ingison have been working on pinpointing vacant lots owned by individuals in the Town, stating the Water and Sewer district maps were incomplete and appeared to have many inequities. He stated Donna and Barbara Darrah, Water and Sewer Clerk, will double check the lists and maps to ensure everyone is being charged accordingly. Councilperson Donald Amell suggested a special meeting to discuss the vacant water and sewer lots and billing of indicated properties.

Supervisor Montroy updated those present that the law suit regarding 10 School Street is moving in County Court. There was to have been a hearing on August 7, but another conflict of interest postponed that hearing.

Supervisor Montroy reported Hulberts has five water meters in stock for the United Way Meter Replacement Program and will order another five soon.

Guest William Latham asked in what year were residents mandated to join the water and sewer system if they were in the Water or Sewer district. Mr. Latham also stated Resolution #36 of 2015 stated anyone who wanted a copy of the Water and Sewer Ordinance and the Regulations (55 pages) may obtain a copy at no cost to them. Supervisor Montroy responded if the regulations stated that, then the town would give him a copy at no cost.

Councilperson Samuel Grimone asked if we were able to inquire into the Associate of Towns if there was an incentive for bee hive keeping. Supervisor Montroy stated he contacted Sean Gilliland from Cornell and the only incentive available is if you have a farm and earn \$10,000 per year. Councilperson Grimone asked if we are able to create an exemption as a town. Would it be possible for the Town of St. Armand to reward people for bee keeping. Supervisor Montroy stated their might be a pilot program and would talk to Dan Manning. Guest William Latham replied you would have to produce enough honey to sell at a roadside stand or farmer's market.

Councilperson Samuel Grimone suggested that maybe it's time to do zoning in our town with the idea that there is funding available through the County to encourage farming. Zoning might be necessary if there were an increase in farm animals and the noise associated with them. Various Board members recalled that the Town spent a great deal of time putting together the Nuisance Law and the attorney from Glens Falls encouraged the Board to discourage zoning in the town, if possible. Councilperson D. Joseph Bates stated it is a double-edged sword. Supervisor Montroy reported 25 out of 102 municipalities do not have zoning.

NEW BUSINESS

The September Town Board Meeting originally scheduled for Thursday, September 13, due to the Democratic Primary being held, was moved forward to Tuesday, September 11, 2018 at 6:30 pm, due to Governor Cuomo's declaration that the Primary would be held on Thursday, September 13, to ensure the anniversary of September 11th was given the proper remembrance.

The Board was asked to consider Budget meeting dates for October's Budget Work Sessions.

Supervisor Montroy reported Cliff Smalley, Town of Franklin, asked if our town could take turns mowing the Franklin Falls cemetery. Councilperson Samuel Grimone felt we should continue as we have been and mow our section and the Town of Franklin mow their section as it has been done in the past.

Councilperson Donald Amell reported he had received a request from Heather Wood on Prospect Street that the Town install a Children at Play sign for that street.

Supervisor Montroy reported there were enforcement problems with the Reynolds property on St. Regis Avenue. The Town tried going through the courts to enforce but it can't go through the County; Town Court has to be used to remedy the situation and they have to go before the Town Judge and enter a plea.

Supervisor Montroy discussed the Cell Tower Agreement. Both Councilperson Same Grimone and Donald Amell were present at the time it first started in 2011 with Verizon. At the time, the agreement stated there would be a series of agreements with a 3% increase each time. AT&T has contacted Supervisor Montroy and wants to put a tower near the same spot. Verizon has a 60' X 75' section with a building and it is fenced off. If AT&T were to put a tower up, it would make tight quarters and would need APA approval. It is the Town's water tower and Verizon built the building. The Board agreed for Supervisor Montroy to pursue the request to see if AT&T could build a tower and Verizon to update their agreement with the Town.

Supervisor Montroy announced a new person, Sarah Rukas, was hired for the Transfer Station. She and Chris Spicer, also our Meter Reader, will take turns on weekends to cover the Transfer Station. Councilperson Samuel Grimone asked if there was a way to secure the gate. Councilperson D. Joseph Bates state they make a stake that attaches to the fence and folds down.

Supervisor Montroy reported he has another meeting with the New York State Historic Preservation organization, adding that we could get a lot more done in regards to building renovations if we became an historic site. Councilperson Donald Amell mentioned that Town Historian Davina Winemiller, would be interested in this. Supervisor Montroy continued to discuss the CDC Grant and LED street lighting where we could own outright the street lighting or lease in order to reduce our electric bills.

Supervisor Montroy informed those present that the well fields leased from Paul Smith's College would be expiring in 2030. Supervisor Montroy contacted Paul Cantwell of the Adirondack Land Trust and also the previous attorney involved in the original lease, who in turn sent a letter to Paul Smiths asking them to gift us the land. It would amount to 38 acres and Supervisor Montroy stated we need to protect our watershed. The Paul Smiths property would also serve the purpose of housing solar panels which would reduce all electric bills.

Councilperson Donald Amell asked for an update on a personnel issue and Supervisor Montroy stated the agreed date was September 1, 2018.

QUESTIONS

Supervisor Montroy asked those present if there were any questions:

Guest Sandy Hayes asked if the youth program had ended and if the senior lunch meal program was still working. Supervisor Montroy reported the lunch meal program was inactive at this time due to the retirement of Gail Bombard and no interested parties. Mr. Hayes suggested this would be a good time to close and convert the kitchen into much needed office space. Supervisor Dean Montroy reported if we received the ANCA and CEC grants, we can use any leftover money for insulating walls, etc. Councilperson Samuel Grimone asked if we had located the original plans and Supervisor Montroy stated that we did.

Guest Sandy Hayes asked that when a monument company comes in to deliver a headstone to the cemetery with heavy equipment, do the Town's cemetery regulations require them to notify the town they are doing so and when? Supervisor Montroy stated he would look at the regulations to see if that is mentioned.

MOTION TO ADJOURN

Councilperson D. Joseph Bates made the Motion to adjourn the Regular Board Meeting. The motion was seconded by Deputy Supervisor Jennifer Fuller and Councilperson Samuel Grimone. All in favor. Motion carried. The Regular Board Meeting adjourned at 8:49 pm.

I, Barbara J. Darrah, Town Clerk for the Town of St. Armand, do hereby certify that the above is a true and correct transcript of the Regular Board Meeting minutes held on the above-referenced date.

Barbara J. Darrah
St. Armand Town Clerk

Dated: August 14, 2018