

Town of St. Armand  
Regular Board Meeting  
Tuesday, February 12, 2019  
6:30 PM

*These Meeting Minutes were approved by the Town Board on March 12, 2019.*

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

**BOARD MEMBERS PRESENT:**

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

*A quorum of the Board was in attendance.*

**TOWN EMPLOYEES PRESENT:**

Town Justice Arthur J. Niederbuhl, Water Superintendent Jeffrey Cotter, Wastewater Superintendent Stanley Ingison, Town Historian Davina Winemiller, and Town Clerk Barbara Darrah.

**TOWN EMPLOYEES EXCUSED:**

Highway Superintendent Douglas Snickles and Code Enforcement Officer Derrick Martineau were both excused from the meeting due to road conditions.

**GUESTS:** Dean Everritt, Alelie Serrano-Hovey, Warren McCarthy, and Jeffrey Tedford, all from the community, and Jesse Adcock, from the Adirondack Daily Enterprise.

Notice was posted regarding the date and time of this meeting.

Supervisor Montroy called the Meeting to order at 6:30 p.m. and asked all to stand for the Pledge of Allegiance.

Supervisor Montroy opened the meeting to Town Justice Arthur J. Niederbuhl for presentation and discussion of the annual Justice Court Funds audit to the Board.

Judge Niederbuhl stated he gave the Board copies of his annual cash report and annual deposits. There was a total of \$18,283.00 for a total of all accounts. Total money received \$18,282.00 due to an error in an overpayment of \$1.00 by a defendant. Upon receipt of a ticket, a surcharge is imposed, if the defendant pays it at that time, a receipt is given. A manual deposit slip is completed. A handwritten cash report is kept to record all transactions. Then the information is entered on the justice computer; the receipt numbers coincide with the handwritten receipts. At the end of every court night, the judge prints out the total deposits for the night. At the end of the month, a monthly report is completed. A check is then written from the Justice office to the Town Supervisor. The report is also sent to the NYS Comptroller's Office and Town Supervisor. The judge explained it is a very controlled system.

Dean asked how much money stays with the Town? Judge Niederbuhl stated he did not know, but he could find out. The Judge explained his job is to remain fair and impartial and he tries to say out of the business side of it.

There were no questions from the Board. The Board thanked Judge Niederbuhl for his 2018 audit presentation.

**HIGHWAY DEPARTMENT MONTHLY REPORT**

Highway Superintendent Douglas Snickles was excused due to the weather conditions, but submitted the following written report to the Board:

Town of St. Armand Highway Report for the February 12, 2019 Meeting

1) Plowing or sanding every day. We are using a lot of salt and sand. About 100 tons of salt per week with the changes in the weather. The sand pile is probably the lowest for this time in the of year. I called Trudeau's just in case we were to run out.

- 2) We cleared the sidewalks again and the ditches that give us problems when it thaws.
- 3) We had to put a new chain on the 2015 tandem, another set of springs and back brakes on the 2009 Mack. Trucks and employees haven't had much down time.
- 4) Did some work for the County. I am sending them a bill.
- 5) We have a couple of frozen culverts that are going to need a steam jenny when we get a chance.
- 6) We had to bring the loader to Town to push back the banks and dig a couple of ditches.

There were no questions regarding the Highway report.

## WATER DEPARTMENT MONTHLY REPORT

Water Superintendent Jeffrey Cotter presented the following report to the Board:

### Water Report for the February 12, 2019 Meeting

1. Oiled Fire Hydrant - On 1/10/19, I oiled the fire hydrant used to flood the ice skating rink.
2. Verified Quarterly Readings - On 1/14/19, I verified 12 quarterly meter readings at Barb's request that may have had discrepancies. Also noticed that the new Badger Meters being installed have a different reading procedure. You have to tap the reader, wait until you see "RD" then take the first number from that screen, then wait 5 more seconds and finish the reading with the next 8-digit number. The next number displayed after that, will be the unit serial number.
3. Ice Rink Flooding - The ice rink flooding of the large ice rink caused the reservoir to drop 2 feet or approximately 18,000 gallons of water. I increased the run time on well #5 by two hours and placed well #8 on line (24/7) to help keep up with this extra demand. I also met with Dean at the rink and explained that the rink (used for a very special event) gets larger and larger every year and it's putting a strain on the water system. Each time the rink is flooded, we are using approximately 18,000 gallons of water and with all the leaks in basements this winter, it is difficult to maintain the reservoir level.

Dean Montroy asked Jeff to explain what the Health Department relayed to Jeff about using the hydrant to flood the rink. The Health Department told Jeff they do not like using hydrants for flooding rinks because of the velocity going through the pipes. It is not a health concern, but more that pipes could rupture. The amount of water being used causes the water levels to drop so that Jeff has to run pumps to keep the level acceptable. There is discussion about drilling a well for the purpose of flooding the rink.

4. Received a Call From a Customer Concerned About His Water Line Freezing - On 1/21/19, I received a call from Dean Everitt of Oregon Plains Rd., asking for permission to run his water through a pick line to prevent his service line from freezing. I spoke with Dean Montroy about this and we agreed to allow Dean Everitt to run his water and be estimated on his next bill. This residence has a history of their service line freezing due to a shallow depth and the customer was proactive in asking for permission to run his water. The frost level at the time was estimated to be at least 2 1/2 feet deep.

Jeff stated he did not put it on the report, but he received a call from Ben Kline tonight that he has air coming through his faucet. Jeff said that is indicative of past freezing at this residence. He will keep an eye on that issue and may allow Ben to run his water as well.

5. Another Basement Flood - On 1/27/19 I received a call about a flood in 35 Main St. Basement. I responded and by the time I arrived, Snickles Plumbing had the ball valve shut off in the basement, stopping the leak. The entire basement was flooded due to the water meter freezing. The curb stop outside was not shut off because the leak was isolated inside the house.
6. Obtained Readings - On 1/23/19 I obtained readings for Barb at 9 Academy and 57 River Rd. and a final Reading at 4 Main St.
7. Two Readers Located at 775 St. Regis Ave - On 1/29/19, I obtained a reading for Barb at 775 St. Regis Ave, the residence has two readers located on the house, one on the right side, and one on the left. The left side is the active reader and the owner was going to blank out the display on the right side reader to avoid future confusion.
8. Installed Reader at 18 Maple Ln. - On 1/29/19, I installed a new reader at 18 Maple Ln. The next day however, the owner reported that he needed a new meter under the house. He hired a plumber to install a new Badger meter and remote reader. There should not be a charge from the Town for the new reader. The new reading started out at 9 gallons.

9. St. Regis Apartment Reading - On 2/4/19, I read apartment 4 reader for Barb at 797 St. Regis Ave apartment building.
10. Met With Owner of 1693 NYS Rt. #3 - On 2/6/19, I met with the owner of 1693 NYS Rt.#3 to investigate where his water line broke in his house. I discovered that the entire basement had been flooded from a leak earlier this winter. There was debris scattered and the hot water tank had been turned upside down in the basement due to the high water level. I found a cracked water meter and advised the owner to hire a plumber before I turn the water back on.
11. Water Running Down St. Regis Ave - Freezing in the Road - On 2/6/19, I met with Mr. Boyle at 794 St. Regis Ave to discuss water running down the road next to his house. He explained that there was a spring behind his house and this happens every Winter. I tested the water for chlorine and there was no chlorine residual. Also there was evidence of ground water behind his house as he explained.
12. Report of Another Water Leak - On Saturday morning on 2/9/19, I received a call that there was a water leak under the house at 6 Prospect. Before I could investigate, the owner called me back to let me know he had isolated the leak from under the house. He also stated that he had to remove the meter to repair the leak. This residence will have to be estimated for the quarter until the meter is replaced.
13. Routine Work - The monthly Coliform sample was submitted and returned from the lab as negative. Test ran emergency generator.

Jeff did not put this on the written report, but stated a water tank inspection is recommended every 5 years. Conrad did it 5 years ago, therefore the water tank is due this year for inspection. Conrad gave us a quote \$1500 for the inspection and he mentioned there might be a possibility of replacing the magnesium bars, depending on the inspection. Jeff stated he would revisit as we got closer to summer.

Supervisor Montroy reported he received a letter from the Town of Tupper Lake asking if we would want to sign an agreement for shared services. He asked Jeff if we used them a few years ago. Jeff stated yes, they helped with replacing the fire hydrant. Dean responded that we would do a Resolution next month to agree to the shared service.

Dean Montroy asked Dean Everitt and the Board if he had any questions for Jeff. There were none.

#### CODE ENFORCEMENT OFFICER'S MONTHLY REPORT:

Code Enforcement Officer Derrick Martineau was excused from the meeting due to weather conditions, but submitted the following written report to the Board:

Code Enforcement Officer Report For the Month of January 2019  
(Includes actions up to February 12, 2019)

Applications Received: 4  
 Permit Application Conferences: 4  
 Notices of Incomplete Applications: 0  
 Building Permits Issued: 4  
 Building Permits Applications Pending Due to Payment: 0  
 Fees Collected: \$2396.00  
 Fees Due: 0  
 Site Inspections: 4  
 Field Visits: 8  
 Notice(s) for Fire Safety / Property Maintenance Inspection(s): 0  
 Violation Notice(s) / Order to Remedy: 1 (Certified), 0 (Non-Certified)  
 Notice and Order(s): 1 (Certified)  
 Stop Work Order(s): 0  
 Appearance Tickets: 1 Moose Pond Rd. Court will be first week in March.  
 Certificate of Occupancy/Completion: 2  
 Temporary Certificate of Occupancy/Completion: 0  
 Record Search: 0

Month Highlights:

Filing court paperwork for appearance first week in March for Moose Pond Road.

### Enforcement Actions:

Property maintenance issues.  
Retrieving all prior violations to add to case against owner.  
Filing state paperwork for past 3 years.

Supervisor Montroy asked if there were any questions from the Board. There were none.

### WASTEWATER DEPARTMENT MONTHLY REPORT:

Wastewater Superintendent Stanley Ingison presented the following report to the Board:

#### Summary of last month's activities for the February 2019 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) I did the weekly flexing of all the aeration diffusers.
- 7) Good news with the new snow blower. The only way to get the two year extended warranty was to return the unit and re-purchase it with the warranty and the snow blower was now on sale so the warranty only cost us \$29.99 and the Power Plus protection says if the product fails in the second or third year they will fix it, replace it or reimburse us for it. So, the Board made a great decision to take the coverage. Also, the unit has been working very well in both cold and warm wet conditions.
- 8) We did get the Wastewater truck's plow light wired and it is in usable order now. Because the truck was ordered with the minimum wiring package there was nothing to wire the plow light to except directly to the battery. Evergreen Auto did wire it through a fuse and a toggle switch but one has to remember to turn it off or it could drain the battery.
- 9) The Simplex fire control system has been giving us trouble at the main plant again and the Adirondack Alarm people are working on getting it fixed. They are waiting for parts to arrive but in the meantime the system is unhappy that it has a missing part and has re-alarmed a number of times. This isn't really a problem except the transfer station people don't like listening to it. Another aspect of things along this line is there is a lot of time and energy being spent keeping the weekend workers informed and trained on all aspects of the wastewater systems operations.
- 10) Barb and I worked this month getting the Inspection and Maintenance (I & M) Plan report put together for the DEC and AES and delivered the DEC's copy to the Ray Brook office for Kelly Duval, our new overseer at the DEC.
- 11) Todd Hodgson and I continue to work on correcting the problems with the flow meters. It looks like we will probably have to warm the boxes to keep them slightly above freezing in the winter.
- 12) I worked with AES setting up and starting work on the Inflow and Infiltration (I & I) Plan work.

Supervisor Dean Montroy asked Stan if there was a possibility of eliminating the Union Street pump station, stating it only serves two residences. Dean continued that we were looking into a gravity-fed line, with the location on Doug Snickles' property. Todd Hodgson is coming up from Elizabethtown and walking it to give us a price on what that might cost.

Dean Montroy asked Stan if the flow meter was the same as used in other towns? Stan Ingison replied that Saranac Lake has one. Stan talked to them and they did have problems with theirs, but they did enclose it more and insulated it, as we did. Stan stated he could find out more but Todd Hodgson is the most knowledgeable regarding that subject and will speak with him when he comes to look at the pump station.

Stan continued that they did put a small ceramic heater in the affluent room and that helped. Now they have to reset the electronics, which he will schedule with Todd.

There were no other questions for Stan.

### TOWN HISTORIAN REPORT:

Town Historian Davina Winemiller presented the following report to the Board:

### Town of St. Armand Historian Report For the Year 2018

Many changes have taken place in St. Armand in 2018.

Dean Montroy, who ran unopposed in the 2017 November election, became Town Supervisor on January 1, 2018. Supervisor Montroy has done a great job for St. Armand. He has been instrumental in acquiring grant funds for installing new sewer lines, new sidewalks and a new roadway for West Main Street. Construction is set to begin within the next 24 months. Supervisor Montroy, along with Town Clerk Barbara Darrah, have worked tirelessly to seek other grant funds from the NYS Parks and Recreation Department and the NYS Archives. These funds would be used to utilize the second floor of the Town Hall, both for office space and records management. Additionally, Supervisor Montroy has applied to have the Town Hall registered as a Historical Site. Other grant funds that have been applied for include street lights via the Clean Energy Initiative which has named the Town of St. Armand a Clean Energy Community. We thank Supervisor Montroy and Town Clerk Darrah for their continued efforts on behalf of the citizens of St. Armand.

Work continues on the Wastewater Treatment Plant, to iron out problems and equipment issues. The Chlorination Disinfection requirement from the DEC will begin soon and work has begun to phase in this new treatment. We thank Wastewater Superintendent Stan Ingison for his continued efforts in maintaining a high-quality and efficient operation.

Water Superintendent Jeff Cotter has been instrumental in providing safe drinking water for our Town. Jeff is always ready to help citizens with any issues that arise. Jeff is highly regarded for his expertise, knowledge and can-do attitude. Thank you, Jeff, for all of your assistance over these many years.

We would like to welcome new staff members who have joined the St. Armand Team in 2017 and 2018:

Code Enforcement Officer Derrick Martineau

Meter Reader and Transfer Station Attendant Christopher Spicer

Transfer Station Attendant Sarah Rukaj

Highway Crew Christopher Willette

Wastewater Crew – weekend coverage – Craig Catalano (Craig has been a back-up Wastewater employee for some time), Gerald Strack, Nikolas Pelleteiri, David Lewis and Jeffrey Moore.

St. Armand has lost several members, and former members, of our community who passed away during the year 2018: Arthur F. Niederbuhl, Alonna Willette, Louis Vuolo, Amy Whisher, Kendyl Willette, Barbara “Tinkerbelle” Tallman, Donald Tallman, Monte Vaughn, Harold “Bud” Morford, Sr., Peter Cassavaugh, Theresa Sawyer and Emmanuel “Manny” Bailey.

There are many people who work for St. Armand that go well above the call of duty. Donna Bramer, Town Assessor, has worked countless hours with Supervisor Montroy, Superintendent Ingison and Town Clerk Darrah to provide information and data for the new water and sewer billing of the Town’s vacant lots. Thank you all for your extra effort.

The early winter of 2018 has put extra pressure on our Highway Crew. Thank you to Douglas Snickles and his crew for your efforts to keep our streets and sidewalks clean and safe!

Respectfully submitted,

Davina Winemiller  
Town Historian

### RESIDENTS QUESTIONS ON WATER AND SEWER RATES:

Supervisor Montroy opened the floor to the residents in attendance, inviting them to ask questions and discuss the 2019 Water and Sewer rates.

Dean Everritt stated he had questions, trying to understand the increase and what we were paying for and noticed there might be were other options:

Q: Dean Everitt: Does the increase strictly pay for the UV light disinfection system?

A: Dean Montroy: It will be a chlorination system rather than UV. Yes, the increase is just for the disinfection. Montroy continued the amount will be spread over three years, and will be the same amount so the rates should not increase over that period of time. Or, we could take the money and put it into a long term or short term anticipated note. Montroy explained his feeling was to do it in three years and be done with it, rather than spread it over a lengthy term, because we still have two loans over a long period of time.

Q: Davina Winemiller: If the grant was from EFC, she recalls the Town did an income survey in 2012, and as a result, the town did not have to pay 20% pay back, because they determined the town residents could pay back XXX amount due to the overall income of the residents. Davina wondered if perhaps we might not have to pay back the additional 20% if it were under the same grant fund entity. Dean Montroy stated he would contact Essex County Planning on this question.

Q: Dean Everitt: So, the chlorination, is that just new to our town or is it in other towns around here?

A: Dean Montroy: Most of the towns are mandated now. Saranac Lake was mandated, but they received an extension. Montroy explained he wrote a letter to DEC and they extended ours until 2022. It has to be put in the summer of 2021.

Q: Dean Everitt: Is the amount of \$113,455, is that the amount the Town has to match?

A: Dean Montroy: Yes. We already paid AES some of it because we were already into it. These numbers are rough.

Q: Dean Everitt: So, the increase is based on the 3-year plan to pay off that amount?

A: Dean Montroy: Or we could look into a loan, but that would have to be a Board decision.

Q: Dean Everitt: Do we have any sense as to what a 30-year loan would cost a household? Instead of a household paying \$1,000 more a year for 3 years, how much a household would be paying if we took out a 30-year loan?

A: Dean Montroy: That would depend on the bank at that time, what the loan amount would be. What we would do, we would pay it for what we would do for the next three years, but once the works starts, we have progress payments, we would have to do a loan for the rest of it, and the grant is not paid for until it's done. At some point we are going to have to pay the whole thing.

Q: Dean Everitt: How many households do we have on both?

A: Barbara Darrah: There are 367 for Water and 309 for Sewer.

Q: Dean Everitt: So that is where that \$41,600 figure comes from.

A: Dean Montroy: Whatever it costs us to operate. The increase was put on the usage because it is not a debt yet. We are not paying it back. We took that amount and put it on the usage to pay AES for the engineering.

Q: Dean Everitt: So, that mandate is 2022. Is that statewide or is that North Country?

A: Dean Montroy: I believe it was more to do with the Lake Champlain Water shed quality. I can't say specifically, but I believe North Country's is the Champlain Water Shed. I don't know statewide, because every part of the state has different issues. In the County, at least half the towns are under some type of water and/or sewer or both mandates. It is not unique to our town. It is our problem and believe me we care about it.

Q: Dean Everitt: And that is what I wondered, why now?

A: Dean Montroy: Stan Ingison or Davina might know more about this, but I know since we put the plants in, they knew this was coming down, because they were working towards that goal. At least for the past four years.

A: Stan Ingison: Yes. It actually was statewide, and the biggest plants, 3 or 4 years ago, so it is 100% in the future. We got our notice within a month of Saranac Lake.

A: Davina Winemiller: The current facility was built knowing this phase would be needed, so it was there, and ready, without having to do any adaptations.

Q: Dean Everitt: I wondered about some of the mechanical problems that plant has had since it started. Did AES or a contractor offer any kind of relief? Have we been able to go back and say, "Hey, was this warranted?"

A: Dean Montroy: The contractor is out of business. I have had a couple of meetings with AES and with the County and AES, trying to identify what the problems are and how to fix them. Not all parts last forever. With that being said, I know there are issues in getting it running right. It is a new facility, and it has many components.

A: Stan Ingison: We did get them to come back and fix some items. The contractor did get ahold of some of the subcontractors and they did come back and fix some issues.

Q: Dean Everitt: If AES hires the contractor, and the contractor goes belly up, does AES take any responsibility for any of that?

A: Dean Montroy: They are only as good as the contractor they hire. They are the ones that perform all the bidding and everything.

A: Davina Winemiller: AES did not technically hire the contractors, the Town did. AES is the Engineer that the Town hired. But, the Town actually hires the contractors through the bidding process.

Q: Dean Everitt: So here again, the fact that the contractor goes out of business there is no one to go back to.

Well, that helps me to understand a lot of the why it's now and why it's as much as it is. I would just say for myself, I don't know what the rates would be with that loan, but \$3,000 in 3 years is a lot tougher to handle than \$6,000 over 30 years. Everybody has their own number, but I know mine went up \$1,000 for one year, that's 130%. That's a challenging number in three years span of time. It would be good to get it done, but I would be interested to know what those numbers would be over that 30 years.

A: Dean Montroy: We can work out a plan for next month's meeting and then the Board can review it. And we'll get some input from the town, because believe me, not every single person is alone on this, we all have to pay it as well, and we want to do what's best for the town and we know it's hard on people. Unfortunately, the State says we must do this. We don't have the option. We still have two loans on the sewer, do we want to have a third?

Dean Everritt thanked the Board and the Board thanked Dean Everritt.

Dean Montroy asked Jeff Tedford if he had any questions.

Q: Jeff Tedford: Yes, I have a couple of questions and you might have addressed some of it already, I'm sorry I was late. You talked about a 3-year versus 30-year loan, is there anything in between?

A: Dean Montroy: There is. What I will try to do is get a 5 year, 10 year, 15 year, and 20 year breakdown of more options. I don't know how the Board feels about it, but I had a meeting with the County yesterday to get a lot of options. We could look at the money that we have to come up with, even the money that we already did, and if we want to ban that, we can. We are going to have to meet and talk about it.

Q: Jeff Tedford: And along those lines, are the other loans you talked about are any of them going to be completed so that might offset some of the new?

A: Dean Montroy: The one that we took out in 1995, the final payment is due in 2024. We paid \$8,100 last year, we are going to pay \$7,800 this year. It goes down a little bit each year. We still have five years left on that one. The newest one, the final date is 2045, and that one actually goes up every year. In 2018, we paid \$76,395, and this year we will pay \$77, 668 and then it goes up to 2045, and it will be \$110,000. It graduates.

Jeff Tedford stated he asked because perhaps this would be taken into consideration when loans are paid and how you look at this loan. Jeff Tedford continued to state he was also here to represent the tenants and the amount they are paying is difficult. He stated he could tell us the numbers they are looking at, they will be paying more for water and sewer than they are for lot rent. And he knows there are issues up there; that these people need their water running, because they aren't insulated and they don't have meters, and they purposely don't have meters, so they can leave their water running. He knows that really shoots up the cost of things. He can work toward that, but that is one of those things. A lot of those mobile homes in the park, they need a lot of work, insulated pipes, some are run through walls, not the original construction the mobile homes were built with. But I know that's an issue you are faced with, the water is running through the pipes, down the sewer line, going through the plant still the same as fresh water or sewer water. But, on behalf of them, I think it would be good to consider some other options. I know what is going to happen: Barb and I are going to have a conversation in November, and instead of having 6 or 4 people going on my taxes, I will have 12. And there is going to come a point where I will have to evict people because they can't catch up. And the people up there do not have a lot of money. I can't speak for all of the parks, I can only speak for my own.

Jeff Tedford: Along that line, early on, I watched discussion on the vacant lot charges, and those adjacent to lines and being charged ½ debt. One unique piece I understood from Barb, was that my vacant lots are now going to pay debt service. I have 20 sights, so every time I get a vacant lot, somebody moves out, that means I still have to pay a debt service. If I have 10 vacant lots, that means I pay 10 debt services on one parcel of property. It's not 20 parcels, it's one parcel and I only have one hook up; I have one 2-inch line for water and one 6-inch sewer line. I really don't think it's fair to be charged debt service on each and every lot that has no trailer on it.

Dean Montroy: Speaking for myself and only because I am a landlord, if I have a vacant apartment, I still have to pay that debt service. I only have one line coming in and one line going out, but I pay for 3 units.

Jeff Tedford: But you have a structure sitting there. I would have no structure on mine. So, I guess I'd throw this out: So, I unhook the water line. I have a backhoe and machine, that every time I have a vacant lot, does that change the process? What does that do?

Dean Montroy: I know this topic has come up through the years. It seems like every few years, it gets recycled. I don't think there is really an easy solution. We are trying to be fair about it. It's a tough topic to be fair to try and apply a rule across the board when there is so many different variables and scenarios. Barb has gone through minutes of the Board meetings as far back as when the village dissolved and it just keeps coming up. I would like to nail it down, but I don't know if it's possible to please everyone.

Jeff Tedford: Well, I would say if a four-unit apartment house changes to two, it should be charged two services. So, if my 20 sites change to 15, then in my eyes, it should be 15 services. I don't know why I would still be paying sewer debt on each individual lot. They are not even parceled. It's one lot.

Dean Montroy: I asked the NYS Comptroller's office about that. I know there has been some talk about we only have one line going in and one line going out. The Comptroller's office explained by asking, "Do you benefit more by having more apartments? You wouldn't be able to have that many apartments on one well and one septic system. You benefit more by having that municipal facility, otherwise you wouldn't have enough room on your property.

Jeff Tedford: I could throw that the other way, and if they are not full, I am not benefitting anything.

Dean Montroy: That has happened to me. You go a year without renting it, but you still pay the debt service and heat, etc. It's hard to have a vacant apartment.

Jeff Tedford: That's all I have.

Warrene McCarthy: I wanted to say to Stan Ingison, the Sewer plant is running so much better now. We had such awful smells and noise from there for so many years and now it's much better and I appreciate that.

Dean Everritt: I noticed something here about an AT&T tower lease. Dean Montroy replied we were going to discuss it later on in the meeting. Dean Everritt explained they (his employer) used to have Verizon and then they went to AT&T, and the service was terrible. He was pleased to see we were going to have an AT&T tower.

Dean Montroy stated we were moving on with the meeting to Resolutions.

RESOLUTIONS # 11, and # 22 - # 24

RESOLUTION # 11 OF 2019

TOWN OF ST. ARMAND  
ACKNOWLEDGEMENT OF AUDIT  
CONDUCTED ON TOWN JUSTICE  
FUNDS AND RECORDS

Councilperson Jennifer Fuller, who moved its adoption, offered the following Resolution:

WHEREAS, The Uniform Justice Court Act requires that the town and village justices annually provide their court records and dockets to their respective town and village auditing boards, and that such records then be examined or audited and that fact be entered into the minutes of the board's proceedings, and

WHEREAS, the Unified Court System's Action Plan for the Justice Courts includes initiatives to improve accountability and controls over Justice Court finances and records, and

WHEREAS, among the initiatives is increased monitoring of town and village board compliance with Section 2019-a,

THEREFORE, BE IT RESOLVED, that the Town Board acknowledges an audit of the Justice Court Fund for the Town of St. Armand for 2018 was completed during the month of January 2019, and

BE IT FURTHER RESOLVED, that no issues or discrepancies were found.

This Resolution was duly seconded by Deputy Supervisor D. Joseph Bates and adopted by Roll Call Vote as follows:

Supervisor Dean Montroy	AYE
Deputy Supervisor D. Joseph Bates	AYE
Councilperson Jennifer Fuller	AYE
Councilperson Donald Amell	AYE
Councilperson Karl Law	AYE

Dated: February 12, 2019

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Barbara J. Darrah  
St. Armand Town Clerk

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

WHEREAS, every employer in the State of New York is required to adopt a Hostile Work Environment policy pursuant to Section 201-g of the Labor Law, and

WHEREAS, workplace violence is a form of workplace discrimination, and

WHEREAS, the Town of St. Armand has a zero-tolerance policy for any form of workplace violence, and all employees are required to work in a manner that prevents violence in the workplace, and

WHEREAS, the Town of St. Armand is committed to maintaining a workplace free from harassment and violence,

THEREFORE, LET IT BE RESOLVED by the Town Board of the Town of St. Armand, Essex County, State of New York, to adopt the Workplace Violence Policy brought forward on February 12, 2019, and

BE IT FURTHER RESOLVED this policy supersedes and replaces any existing Workplace Violence Policies that may have been adopted by the Town Board in the past.

This Resolution was duly seconded by Councilperson Karl Law and adopted by Roll Call Vote as follows:

Supervisor Dean Montroy	AYE
Deputy Supervisor D. Joseph Bates	AYE
Councilperson Jennifer Fuller	AYE
Councilperson Donald Amell	AYE
Councilperson Karl Law	AYE

Dated: February 12, 2019

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Barbara J. Darrah  
St. Armand Town Clerk

BOND ANTICIPATION NOTE RESOLUTION  
DATED THE 12TH DAY OF FEBRUARY, 2019,  
FOR THE ISSUANCE AND SALE OF A NOTE  
OF THE TOWN OF ST. ARMAND, ESSEX COUNTY,  
NEW YORK IN ANTICIPATION OF THE SALE OF  
SERIAL BONDS NOT TO EXCEED IN THE  
AGGREGATE THE SUM OF \$26,406.68  
INCIDENT TO THE PURCHASE OF A 2017 KUBOTA  
M6-111DTC-24 WITH A LOADER BUCKET AND  
ANCILLARY EQUIPMENT

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

WHEREAS, the Town Board of the Town of St. Armand, Essex County, New York did on the 14th day of February, 2017 duly adopted a Resolution authorizing the issuance and sale of serial bonds of the Town of St. Armand in an amount not to exceed in the aggregate the sum of \$79,220.00 for the purchase of a 2017 Kubota M6-111DTC-24 with loader bucket and ancillary equipment; and

WHEREAS, the Town Board of the Town of St. Armand did on the 14th day of February, 2017 pass a Bond Anticipation Note Resolution for the issuance and sale of a note to the Town of St. Armand, Essex County, New York in anticipation of serial bonds not to exceed in the aggregate \$79,220.00 incident to the purchase of a 2017 Kubota M6-111DTC-24 with a loader bucket and ancillary equipment; and

WHEREAS, incident thereto on the 24th day of February, 2017, the Town of St. Armand did issue a bond anticipation note in the principal amount of \$79,220.00 for the purchase of a 2017 Kubota M6-111DTC-24 with loader bucket and ancillary equipment; and

WHEREAS, the Town of St. Armand did pay the sum of \$26,406.66 on the \$79,220.00 indebtedness leaving a principal indebtedness of \$52,813.34; and

WHEREAS, incident thereto on the 23rd day of February, 2018, the Town of St. Armand did issue a bond anticipation note in the principal amount of \$52,813.34 for the purchase of a 2017 Kubota M6-111DTC-24 with loader bucket and ancillary equipment; and

WHEREAS, on February 22, 2019, the Town of St. Armand will pay the sum of \$26,406.66 on the \$52,813.34 indebtedness leaving a principal indebtedness of \$26,406.68; and

WHEREAS, the Town of St. Armand now desires to issue and sell a Bond Anticipation Note Renewal in the amount of \$26,406.68 in anticipation of the issuance and sale of the aforesaid bond.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of St. Armand, Essex County, New York, as follows:

Section 1. That a Bond Anticipation Note in the sum not to exceed \$26,406.68 shall be issued by the Town of St. Armand, Essex County, New York in anticipation of the issuance and sale of serial bonds of the Town of St. Armand in an amount not to exceed, in the aggregate, the sum of \$26,406.68 heretofore authorized by Resolution duly adopted by the Town Board of the Town of St. Armand entitled ASERIAL BOND RESOLUTION TOWN OF ST. ARMAND, ESSEX COUNTY, NEW YORK RELATIVE TO THE PURCHASE OF A 2017 KUBOTA M6-111DTC-24 WITH LOADER BUCKET AND ANCILLARY EQUIPMENT DATED FEBRUARY 14, 2017" authorizing the issuance and sale of serial bonds of the Town of St. Armand, Essex County, New York, in a sum not to exceed in the aggregate, the sum of \$79,220.00 for the purchase of a 2017 Kubota M6-111DTC-24 with loader bucket and ancillary equipment; and

Section 2. That said note shall be dated the 22nd day of February, 2019, or at such later date as the Supervisor, by her execution thereof, may determine, will bear an interest rate of no greater than 5.0% per annum payable at maturity; will be payable both as to principal and interest in lawful money of the United States of America at the office of the purchaser of said note, or at such other place as the Supervisor may determine; will be signed in the name of the Town of St. Armand by its Supervisor; and will be sealed with the seal of the Town.

Section 3. Said Bond Anticipation Note shall be such terms, form and content as may be prescribed by the Supervisor and the power to so prescribe the same is hereby delegated to the Supervisor.

Section 4. The full faith and credit of the Town of St. Armand, Essex County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on said Bond Anticipation Note. Said Bond Anticipation Note shall be paid from the proceeds derived from the sale of said bonds or may be redeemed, in whole or in part, or renewed as provided by the Local Finance Law of the State of New York.

Section 5. The said Bond Anticipation Note is issued in anticipation of bonds for an assessable improvement.

Section 6. The Supervisor of the Town of St. Armand is hereby authorized to sell such Bond Anticipation Note at private sale at not less than par and accrued interest at a rate not exceeding the rate above specified and the Supervisor is authorized to deliver said Bond Anticipation Note to the purchase upon payment of the purchase price and accrued interest as above specified. The receipt of the Supervisor shall be a full acquittance of the purchaser who shall not be required to see to the application of the purchase money.

Section 7. The Town of St. Armand reserves the right to call and redeem this note at any time prior to maturity upon payment of the principal thereof together with accrued interest.

Section 8. That said Bond Anticipation Note will be A qualified tax exempt obligation@ pursuant to the appropriate provisions of the Internal Revenue Code as amended and said Note shall bear on the face thereof the following notation: AThis Note has been designated by the issuer as a qualified tax exempt obligation@ pursuant to the provisions of Section 265 of the Internal Revenue Code of 1986 as amended.

Section 9. This Resolution shall take effect immediately.

This Resolution was duly seconded by Deputy Supervisor D. Joseph Bates and adopted by Roll Call Vote as follows:

Supervisor Dean Montroy	AYE
Deputy Supervisor D. Joseph Bates	AYE
Councilperson Jennifer Fuller	AYE
Councilperson Donald Amell	AYE
Councilperson Karl Law	AYE

Dated: February 12, 2019

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Barbara Darrah  
St. Armand Town Clerk

RESOLUTION # 24 OF 2019

NOTICE OF AT&T LEASE AGREEMENT  
SUBJECT TO TOWN ATTORNEY'S REVIEW

Deputy Supervisor D. Joseph Bates, who moved its adoption, offered the following Resolution.

WHEREAS, NOTICE IS HEREBY GIVEN, that at a regular Board meeting held on the 12th day of February, 2019, the TOWN BOARD OF THE TOWN OF ST. ARMAND duly adopted a Resolution, subject to review and input of the Town's Attorney, Matthew Norfolk.

The Resolution authorizes the Town Supervisor to enter into a Cell Tower Lease Agreement (the "Lease") with AT&T on the Town's property located at 27 Reservoir Lane in the Town of St. Armand, Essex County, New York, identified as Tax Map Parcel No. 13.056-10-8, for the purposes of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto. AT & T shall perform such other obligations as more particularly set forth in the Lease, once final approval is granted by Town Counsel.

This Resolution was duly seconded by Councilperson Karl Law, and adopted by Roll Call Vote as follows:

Supervisor Dean Montroy	AYE
Deputy Supervisor D. Joseph Bates	AYE
Councilperson Jennifer Fuller	AYE
Councilperson Donald Amell	AYE
Councilperson Karl Law	AYE

Dated: February 12, 2019

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Barbara J. Darrah  
St. Armand Town Clerk

#### MOTION TO PAY MONTHLY BILLS

The payment abstracts for February 2019 were presented for the Board's approval as follows:

General Vouchers # 31 - # 55 in the amount of \$ 31,170.07  
Trust and Agency Fund Voucher # 2 in the amount of \$ 2.50  
Highway Vouchers # 20 - # 37 in the amount of \$ 61,783.39  
Highway Outside Voucher # 2 - # 2 in the amount of \$ 18,807.26  
Water and Sewer Vouchers # 12 - # 30 in the amount of \$ 15,783.72  
B Fund Voucher # 2 - # 2 in the amount of \$ 7.85  
Fire Protection Vouchers # 1 - # 4 in the amount of \$ 99,433.16

Councilperson Karl Law made the motion to approve payment of this month's bills; the motion was seconded by Councilperson Jennifer Fuller. A Roll Call Vote was as follows:

Supervisor Dean Montroy	AYE
Deputy Supervisor D. Joseph Bates	AYE
Councilperson Donald Amell	AYE
Councilperson Jennifer Fuller	AYE
Councilperson Karl Law	AYE

All approved. Motion carried.

Date: February 12, 2019

Barbara J. Darrah,  
St. Armand Town Clerk

MONTHLY REPORT FROM THE SUPERVISOR

Supervisor Montroy presented the Supervisor’s Monthly Report for January 2019 to the Board, reporting that Town Accountant Tina Moody emailed the entire body of the report to the individual Board members. Deputy Supervisor D. Joseph Bates made the Motion to accept the Supervisor’s Monthly Report. The Motion was seconded by Councilperson Jennifer Fuller. All in favor. Motion carried.

REVIEW AND APPROVAL OF PREVIOUS MONTH’S MINUTES

Councilperson Jennifer Fuller made the Motion to approve the Regular Board Meeting Minutes of January 8, 2019. The Motion was seconded by Deputy Supervisor D. Joseph Bates. All in favor. Motion carried.

TOWN CLERK’S MONTHLY REPORT

Town Clerk Barbara Darrah gave the following report for the month of January 2019:

There were (9) Dog Licenses for January 2019: 4 Female Spayed and 5 Male Neutered for a total of:	\$ 63.00
There were no marriage licenses.	\$ 0.00
There were (4) certified copies of death certificate (Finn)	\$ 40.00
Total Revenue Earned	\$ 103.00

Paid to Town Supervisor: \$ 94.00    Paid to NYS Agriculture & Markets: \$ 9.00

WATER AND SEWER BILLING MONTHLY REPORT:

The Water and Sewer Billing for January 19, 2019, was \$ 83,824.88. The current receivables amount due after payments to date are \$ 62,525.74. Barbara asked the Town Board members to review the four Water and Sewer adjustment requests that were presented at the meeting, and sign with their approval.

RECORDS MANAGEMENT:

Barbara Darrah reported the individual assisting us with the NYS Archives grant completed the grant application and after the Town Supervisor reviewed and signed the application, the grant was mailed via Certified mail on January 23, 2019. The grants will be awarded sometime in June of 2019. Barbara also reported she has attended three records management training webinars offered by New York State Archives thus far, with three more to go.

OLD BUSINESS:

Councilperson Don Amell reported the State Law on Water and Sewer Clean Waters had not moved since December 10th which was the last time the page was updated.

Supervisor Montroy spoke on the lease with AT&T. They are hoping to have it in by the end of the year. Their process with the APA approval is considered a “minor addition” because there is already a tower there. The turnaround time is about two and one half weeks. The only thing they were concerned about is the height of the tower.

NEW BUSINESS:

Dean Montroy stated there was a lot of new business.

Dean relayed some information on Governor Cuomo's budget, the Town might be losing some money. The Town of St. Armand would be losing \$5,804.00. Some towns are losing over \$100,000 in funding. Newcomb is losing \$168,000. The County level is trying to adjust our tax cap to meet that amount of money.

Dean discussed his handout with the breakdown of the grant information from the Essex County Planning Board, The only other grants left off of the handout are the street lighting and the NYS Archives grant.

Dean informed the Board of something else coming up regarding the annexing of BOCES. Dean explained he just started receiving things in the last couple of days. There will be more information at next month's meeting.

Dean addressed the questions presented on the Bloomingdale Neighborhood Facebook page if the Town allowed residents to get sand and salt from the Town's sand pile. Dean stated he felt that if people brought a bucket to fill up, but not if they pull up with a truck. The Board agreed to allow residents to get sand as long as it was conducive to the Town Highway crew's work activities.

Warrene McCarthy, stated she was not aware and had just heard that Dean Montroy was leaving office and asked who would be taking his place? Dean explained he did not know at this time. No one has officially committed to wanting to take the Supervisor position. The new state election law with the earlier primary also affects the process. Warrene asked so no one will be taking over? Deputy Supervisor D. Joseph Bates stated someone will step in to run things. Warrene asked about the grants that are in process. What will happen to those grants? Dean stated he hoped they would continue and added the Essex County Planning Board would still be involved.

QUESTIONS OR CONCERNS FROM GUESTS AND STAFF:

There were no other questions or concerns.

MOTION TO ADJOURN:

Deputy Supervisor D. Joseph Bates made the Motion to adjourn the Regular Board Meeting. The motion was seconded by Councilperson Karl Law. All in favor. Motion carried. The Regular Board Meeting adjourned at 8:09 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.

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Barbara J. Darrah  
St. Armand Town Clerk

Dated: February 12, 2019