

MINUTES BOOKTOWN OF COEYMANS
December 22, 2016 – Town Board Meeting – 7:00pm**

A Town Board Meeting was held Thursday, December 22, 2016 at 7:00pm at Town Hall, 18 Russell Avenue, Ravena, New York

PRESENT: Philip Crandall, Supervisor
Thomas E. Dolan, Councilman
Kenneth A. Burns, Councilman
George E. Langdon, Councilman
James C. Youmans, Councilman

ALSO PRESENT: Diane L. Millious, Town Clerk
John Kerr, Sewer Treatment Plant Chief Operator

Supervisor Crandall opened the meeting and led the Pledge of Allegiance, Councilman Burns offered a prayer.

OPENING COMMENT

Supervisor Crandall stated that the record should reflect the presence of a full Town Board in addition to Town Clerk Millious and Sewer Treatment Plant Chief Operator Kerr.

AGENDA

- Public Announcement
 - Town Hall Closed December 26th and January 2nd
- Public Comment
- Approval of Minutes
 - Town Board Meeting, December 8, 2016
- Supervisor Report
 - November 2016
- Department Reports
 - Sewer, October & November 2016 and Energy Efficiency Report
 - Town Clerk, November 2016
 - Building, November 2016
 - Police, November 2016
- New Business
 - Stone House Hill Road Sewer
 - Carver Company Headquarters
- Resolutions
 - Authorize Sale of 70 Main Street
 - Establish 2017 Sewer Rates
 - Authorize Request for Money from DEC & Authorize Supervisor to Contact DEC
 - Establish Standard Work Days for Elected and Appointed Officials
 - Authorize Amendment to PHA Plan for Section 8 Housing Choice Voucher Program
 - Approve December Abstract
- Upcoming Workshops/Meetings
 - Organizational Meeting, January 2, 2017, 9:00am
 - Planning Board Meeting, January 3, 2017, 7:00pm
 - Conservation Advisory Council, January 10, 2016, 7:00pm
 - Town Board Meeting, January 12, 2016, 7:00pm

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PUBLIC ANNOUNCEMENT

Free Water Test Kit

Supervisor Crandall asked that Councilman Dolan read the first public announcement.

Councilman Dolan read the following:

Attention Albany County Residents,

Do you have a private well, would you like to know what's in your water? Stop by the Albany County SWCD Office to receive your free Home Water Analysis Kit. The kit includes a test for bacteria, nitrates, chlorine, copper, lead, iron, ph, hardness and pesticides. The kits are at the Albany County Soil, Water, and Conservation District, 24 Martin Road, Room #2 and the number is 765-7923 or website at albanycounty.com/swcd, be sure to call before you stop in to insure staff availability. Limit – one per household while supply lasts.

Town Hall Closed

Supervisor Crandall stated that Town Hall will be closed on Monday, December 26th and Monday January 2nd for the Holidays.

PUBLIC COMMENT

Supervisor Crandall invited the public to comment at this time.

Mary Driscoll read the following:

December usually gets everyone thinking about the events of the past year so I would like to do my version of the past year.

It started off with law abiding taxpayer citizens of this Town losing our freedom of speech and the freedom of the press. Since this great county was founded on the freedom of speech, these so called Meeting Rules really squelches that. Then along came the Spending Freeze but the Supervisor could hire a Clerk at \$25.50 an hour. A much needed piece of Highway equipment was cancelled but we could pay a Clerk \$25.50 an hour. The so called Department of Recreation was reinstated under the Spending Freeze but we could only afford two port-a-pottys for the whole Coeymans Landing Park. The citizens of this community were asked to pay \$300.00 for an accounting course for the Supervisor, tell that one to the senior citizens on limited budgets and the young people trying to make ends meet, and explain the spending freeze to them. Then there was the overpayment with no names mentioned, why? That is taxpayer money and we have a right to know who was involved, but no names were mentioned. The Town Clerk's Office asked to hire a clerk, not at \$25.50 an hour, to replace a resignation, can't do that because of the spending freeze. But an accountant can be hired to work on Saturdays to help out the Supervisor's Office. Payroll is not being done in the Supervisor's Office anymore, it has been delegated to a Payroll Company, our tax dollars are being spent for something that could be done here, oh yes, the spending freeze. Then the budget couldn't get passed, whether this was done for political purpose or not, it didn't get passed. Does that mean another year of a spending freeze or does that mean you can more or less do what you want with the tax payer's money? It has been apparent, very apparent throughout the year that there has been very little or no cooperation on your part to work with the two incumbent Council Members. Your complete disregard and disrespect for them and for the taxpayers shows up at every meeting. I feel sorry for the R-C-S students who come to observe the Board Meetings as they do not see what a true American Town Board Meeting is. What they see is a well-rehearsed dictatorship and that is not what the United States of America stands for. These are only a few of the incidents during the past year; it will be very interesting to see what 2017 brings us.

Supervisor Crandall thanked Ms. Driscoll and asked if anyone else wished to comment, hearing none he moved to the next item on the agenda.

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APPROVAL OF MINUTES

Supervisor Crandall stated that there was one set of minutes for Town Board approval, a Town Board Meeting on December 8th and then asked for a motion to approve them.

MOTION

On motion of Councilman Youmans, seconded by Councilman Dolan, approving the Town Board Minutes as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

SUPERVISOR’S REPORT

November 2016

FUND	BAL. FWD.	RECEIPTS	DISBURSE.	BALANCE
GENERAL	\$ 178,307.20	\$ 239,795.68	\$ 244,052.99	\$ 174,049.89
CONSOLIDATED	\$ 48.29	\$ 208,091.87	\$ 139,315.00	\$ 68,825.16
PART TOWN	\$ 654,890.55	\$ 7,166.31	\$ 206,558.01	\$ 455,498.85
HIGHWAY	\$ 210,831.85	\$ 173.08	\$ 59,989.05	\$ 151,015.88
BRIDGE CONS.	\$ 3,287.42	\$ 15.30	-0-	\$ 3,302.72
SEWER	\$ 119,849.45	\$ 29,278.76	\$ 64,825.05	\$ 84,303.16
SPECIAL WATER	\$ 140,295.84	\$ 3,235.98	\$ 94,334.70	\$ 49,197.12
TRUST & AGCY.	\$ 19,930.11	\$ 265,136.46	\$ 258,544.73	\$ 26,521.84
POL. FOR.	\$ 1,147.25	\$.23	-0-	\$ 1,147.48
CAP. PROJ.	\$ 191,815.09	\$ 139,347.94	-0-	\$ 331,163.03
SEC. 8 HUD	\$ 7,196.38	\$ 96,701.90	\$ 48,531.77	\$ 55,366.51
			TOT. REC. BAL.	\$1,350,391.64

CERTIFICATES OF DEPOSIT

<u>SAVINGS ACCOUNTS</u>	<u>COLATERAL</u>	<u>FDIC COVERAGE</u>	<u>COLLATERALIZED</u>
	<u>COVERAGE</u>		
Unemployment \$ 704.18	Greene County	\$ 250,000.00	\$1,623,811.70
Grove Cem. \$40,987.36	National Bank	\$ 250,000.00	\$ 103,810.00
C.H. Cem. \$13,445.56			
Total \$55,137.10			

Supervisor Crandall asked for a motion to approve the report.

MOTION

On motion of Councilman Dolan, seconded by Councilman Youmans, the Report was approved as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

DEPARTMENT REPORTS

Sewer Department – October & November

Supervisor Crandall asked Chief Operator Kerr to give the Sewer Department Reports for October & November.

Chief Sewer Plant Operator Kerr continued by giving the reports.

Supervisor Crandall asked for a motion to approve the reports.

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MOTION

On motion of Councilman Dolan, seconded by Councilman Burns, the reports were approved as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Councilman Burns asked if they did any more about putting solar panels at the Sewer Plant.

Chief Sewer Plant Operator Kerr asked where he was referring to.

Councilman Burns stated that it is where they cleared all the trees and they talked about doing it at the Leachate Plant.

Chief Sewer Plant Operator Kerr stated that he's not sure where that stands.

Supervisor Crandall stated that Monolith Solar went down and gave them an estimate and it's not feasible for them to come in and do that, they are still looking for a spot within the town but they also determined that the landfill site is not feasible.

Councilman Burns asked what their reason was.

Supervisor Crandall stated that it isn't cost effective for them to put it in and as far as the landfill, it is something about the base having to be solid and the landfill is not a solid base.

Councilman Burns interjected that it's too bad; they could have saved a lot of money.

Councilman Dolan stated that Mr. McGuire from the Conservation Advisory Council did a lot of the legwork on this.

Supervisor Crandall interjected that he did all the legwork.

Sewer Energy Efficiency Report

Supervisor Crandall asked that Chief Sewer Plant Operator Kerr elaborate on the Sewer Energy Efficiency Report.

Chief Sewer Plant Operator Kerr stated that at the Conference he attended, as with many in the past he always learns something. He added that New York Rural Water Association gave a presentation that was about an hour long and he found it very interesting that the Town can save money possibly by doing nothing other than maybe some verbal work. He continued by saying that he requested an audit and Mr. Jamie Herman, the Deputy Director who performs the Energy Audits came down and did an extensive survey of the pumps, lighting and anything else that uses electricity. He went on by saying that without reading the entire report, it basically says that sometime in the past, the Town of Coeymans made a contract with a supplier for energy and over the last few years since the contract was signed, the energy costs have gone up and he suggested that by contacting that source or other sources, they should negotiate a cost in the transportation fees to receive energy. He added that by doing it, his estimate, which was fairly low, to reduce it even 3 cents, in total cost they would save at the WWTP alone \$7,000.00 a year so he suggested that before they do it, they need to find out what the supplier is to the rest of the town facilities and approach them with all the facilities so they can see a savings across the board for the taxpayers. He concluded by saying that it is basically what the energy audit entails.

Supervisor Crandall thanked him for looking into it and then asked that Town Clerk Millious give the Town Clerk's Report.

Town Clerk – November

Supervisor Crandall asked Town Clerk Millious to give the Town Clerk Report for November.

Town Clerk Millious continued by giving the report.

Supervisor Crandall asked for a motion to approve the report.

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MOTION

On motion of Councilman Youmans, seconded by Councilman Langdon, the report was approved as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Building Department – November

Supervisor Crandall asked Councilman Youmans to give the Building Department Report.

Councilman Youmans continued by giving the report.

Supervisor Crandall asked for a motion to approve the report.

MOTION

On motion of Councilman Dolan, seconded by Councilman Burns, the report was approved as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Police Department – November

Supervisor Crandall asked that Councilman Burns give the Police Department Report.

Councilman Burns continued by giving the report.

Supervisor Crandall asked for a motion to approve the report.

MOTION

On motion of Councilman Langdon, seconded by Councilman Youmans, the report was approved as presented and read.

VOTE – AYES 5 – NAYS 0 – SO MOVED

NEW BUSINESS

Stone House Hill Road Sewer

Supervisor Crandall stated that he received a letter from DEC stating that there is \$55,000.00 in fine money that the Town is eligible to receive from the State that was fined against Tapanzee Construction who received an Order on Consent in 2014 and were assessed a penalty for violations that occurred at the Port of Coeymans. He continued by reading the following:

As a result of that penalty, money was set aside to be used for an Environmental Benefit Project. The entire \$55,000.00 is now available for the Town if they wish to request the entire amount for work to connect homes on Stone House Hill Road, the estimated cost of the project is \$68,000.00.

Supervisor Crandall then asked that Chief Operator Kerr comment on it because they had discussed it.

Chief Operator Kerr stated that there is a system, whether it is approved or not they would have to discuss it with the agencies involved. He added that a lot of homes located around large sources of water don't have enough room to put a conventional system in, which would normally be a septic system. He went on by saying that there is a company that makes a system that uses a peat moss as basically a living space for the algae needed to clean-up the waste coming from a structure and there is a possibility that instead of going through extensive cost of connecting residences there to the Town's system, which includes a crossing on the bridge and a connection from the Hamlet side to the Town's system, both costly projects, they could install a peat moss system. He added that the system he is talking about is considerably cheaper by far than forgoing

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the cost of construction to make the other connections possible, which would have to be approved by whatever agency is overseeing it as well as to research whether there is Town property that they could use or if the owners would allow use of their property. He concluded by saying that he would like to attach a cost per house but without something in front of him he can't really quote what it is and based on the information that he picked up at a conference, it is considerably less than \$55,000.00.

Councilman Youmans asked if it would be one tank that all the houses dump into or if it is a tank for each house.

Chief Operator Kerr stated that it's not a one fits all type of thing, one system is approved by DEC or DOH, whichever agency has control over that particular site. He added that DOH has some control over some systems and DEC has control over municipalities or a larger sanitary system so since they are talking about individual houses, there is a possibility that they could have 1 or 2 of the systems together for each resident and whether they make one to handle all the residents involved, he would have to do more research to find that out.

Councilman Langdon asked if it would be positioned alongside the creek somewhere because putting it up the hill would require a pump station.

Chief Operator Kerr stated that if they put it right near the homes, it would be just like a septic system that would flow from the house into the unit and then be clean enough for discharge into a receiving stream approved by DEC.

Councilman Langdon stated that he expressed some concern about there not being enough the property and if it is the case, it might be possible to negotiate something with either the Lawlor's or the Yacht Club.

Supervisor Crandall stated that it might be possible and it was discussed but Chief Operator Kerr brought up the moss system, it offered a considerable savings to the Town which would be easier than digging up and putting new pipes in, digging up pavement and getting Consent Orders from DEC. He added that they can save a lot of headache and a lot of money for the Town by doing it this way and it will make the stream that much cleaner because right now those houses sewage is running directly into the creek.

Chief Operator Kerr interjected that his understanding is that they are discharging directly into the creek and apparently from the findings there is concern about the discharge going into the stream.

Supervisor Crandall stated that Chief Operator Kerr is going to contact DEC for them and they are going to try to work something out with the State to get this done, he doesn't see them fighting them, but rather helping them because they want it done and so does the Town.

Chief Operator Kerr stated that \$55,000.00 may not cover what needs to be done because he isn't familiar with the how much dirt or rock so it could be costly if they had to run a pipe to the system remote from the houses but it certainly would be cheaper than a bridge crossing and then connecting to the Town's system.

Councilman Langdon interjected that a bridge crossing would automatically require some kind of a pump station with ongoing electrical expenses.

Chief Operator Kerr stated that he would want an engineering firm to review it because it is something above his capacity as a Chief Operator and it would require a licensed engineering firm to do a feasibility study.

Councilman Burns asked why the Town would be liable to take care of this problem.

Supervisor Crandall stated that they had talked about that too and what they are planning on doing is alleviating the problem, which is an environmental hazard and just like they charge sewer rents to everyone else, they would charge those three properties and anyone else using the peat moss system the same fee so therefore it would be maintaining itself and not a Town expense.

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Councilman Langdon stated that anyone there in that circumstance right now will be grandfathered in and he doesn't know if they can do anything to change that.

Supervisor Crandall stated that this is something that they will find out.

Councilman Dolan stated that the homeowners had proposed several solutions over the years and have been turned down and one of the homeowners had offered to host a joint septic system, which was turned down.

Supervisor Crandall asked if it was turned down by the Town.

Councilman Dolan stated that his understanding is that it was by the Town.

Councilman Youmans interjected that it is only three houses.

Councilman Burns stated that because of the Martin's Hill problem, if they do this in Coeymans, they should do this for the people on Martin's Hill.

Councilman Youmans interjected that their problems have been solved.

Councilman Burns asked how he figured that because they all have individual sewers and they don't have town water.

Councilman Youmans stated that water is a whole separate issue but they do have a Gray Water Sewer System on Martin's Hill and when the road was put in, anyone with a septic problem was allowed to hook into the system. He added that they still have a tank, it is smaller tank than normal, which they have to have pumped every year but the effluent ends up going down the hill into the sewer system but the solids stay so that problem was handled. He reiterated that water is a whole separate issue and is something that he would like to address in the future. He continued by saying that down there, it is only three houses so that system Chief Operator Kerr is talking about would be only to tie in 3 houses.

Councilman Langdon inquired about it only being 3 and asked if it would include the Lawlor's.

Councilman Dolan stated that the Lawlor's have their own septic.

Councilman Youmans interjected that they have enough room for it there.

Councilman Dolan reiterated that they are only talking about the three houses.

Supervisor Crandall stated that it is only the three houses that dump directly into the stream.

Councilman Dolan stated that the difference is that the \$55,000.00 is not Town money; it is money that is controlled by the DEC.

Supervisor Crandall interjected that they are willing to give it to the Town specifically for this project, which he would like to have.

Councilman Youmans stated that it is convenient that they know they have this problem and have the opportunity to solve the problem with virtually no cost and it is a good plan.

Supervisor Crandall asked that Chief Operator Kerr continue to look into it and they will discuss it again and added that Building Inspector Cashin was also in the meeting.

Carver Company Headquarters

Supervisor Crandall stated that he had a meeting with George McHugh from Carver Companies and they discussed their plan to construct a new 30,000 square foot office building at the Coeymans Industrial Park, which will be the new headquarters for Carver Companies. He added that their plan is to relocate the entire office operation from Altamont to Coeymans, bringing jobs to the town and hope to do it by sometime near the end of 2017 and into 2018 and it will create approximately 45 new jobs, which is good news. He continued by saying that he told Mr.

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McHugh if there is anything that they Town can do to help Mr. Laraway in his endeavor, they would be absolutely willing to sit down and discuss how they can help him.

Councilman Burns asked if he said where the building was going to be.

Supervisor Crandall stated that they are not sure and they are going to put it either on the Ponderosa side or if they are going to put it down on the Port side and they aren't really sure yet and continued by showing the Board a picture of the proposed building.

Councilman Langdon stated that he thought they were going to do something like that on Church Street.

Councilman Dolan stated that it is going to be townhouses on Church Street. He continued by saying that he wanted to add one thing to the Stone House Hill discussion, it was brought to the then Town Supervisor in 2014 by the previous Town Board at a meeting in December of 2014 and it was a conference call between the Town Supervisor, DEC and it was probably River Keeper who decided what that money would be used for. He added that the Town was presented that this is money that might be available to them and in turn they said what they wanted to use it for.

Supervisor Crandall asked if there was any other discussion, hearing none he continued by saying that he has been corresponding with Sam Zhou, Regional Director with the Department of Transportation, basically begging and pleading with him to lower the speed limit on Rte. 144 and Rte. 9W by the trailer courts. He added that he feels it is a terrible hazard to the people who live there, especially school buses and children and he would like to see it lowered to 45 mph, there have been complaints from both ends of the town about residents going too fast. He continued by saying that the Town's Police Department is monitoring it as well as asking the Sheriffs and State Police to help them and that is where that stands for now and another correspondence went out the day prior to DOT from him.

Councilman Burns suggested a petition.

Supervisor Crandall stated that petitions do help.

RESOLUTIONS

RES. #146-16 AUTHORIZE SALE OF 70 SOUTH MAIN STREET

On motion of Councilman Dolan, seconded by Councilman Youmans, the following resolution was APPROVED – VOTE – AYES 5 – NAYS 0 – SO MOVED

WHEREAS, the Town of Coeymans is the owner of property located at 70 South Main Street in the Town, and

WHEREAS, the Town has completed a subdivision of the property and filed said subdivision with the County of Albany, and

WHEREAS, the Town hereby declares this property to be surplus in nature allowing it to be sold without competitive bidding in a manner deemed reasonable by the Town Board, and

WHEREAS, the Town will be soliciting proposals to purchase the property.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The property located at 70 South Main Street owned by the Town of Coeymans is hereby declared surplus property and it shall be sold in any reasonable manner by the Town of Coeymans, and
2. The Town Board hereby directs the property be noticed for sale by news media or electronic means to the highest possible bidder, and

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3. This resolution and order shall be subject to permissive referendum.

Councilman Youmans stated that he and Councilman Dolan had been talking and they think it would be a good idea to seek RFP's for a realtor because he doesn't think that it is practical to sell it by themselves without a realtor. He added that they would put out a request for a RFP to local Real Estate Brokers and see who gives them the best deal.

Collectively the Town Board agreed.

RES. #147-16 ESTABLISH 2017 SEWER RATES

On motion of Councilman Burns, seconded by Councilman Dolan, the following resolution was APPROVED – VOTE – AYES 5 – NAYS 0 – SO MOVED

WHEREAS, the Town of Coeymans is required to establish Sewer Rates for 2017, and

WHEREAS, a Public Hearing was duly advertised in the official newspaper of the Town of Coeymans and held on December 22, 2016 at 6:30 pm at Town Hall, and

WHEREAS, all parties in attendance were granted an opportunity to speak on behalf and/or opposition to the proposed 2017 Sewer Rates, and

WHEREAS, the Town of Coeymans determines the number of units to calculate the billing for operation/maintenance/capital projects, and

WHEREAS, each use is hereby charged the following:

\$506.83 per unit – per year

\$253.42 – 1st payment for the first six months

\$253.41 – payment for the second six months

Commercial = 1 unit per use

Apartments – 1 unit per apartment

Out of district users @ the above rate

Vacant parcels @ flat rate of \$100.00 per year

Village of Ravenna @ \$32,531.88

WHEREAS, the Town Board of the Town of Coeymans has established a late payment of ten (10) percent to be imposed on all balances thirty (30) days from the due date of billing.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby authorize the Town Clerk to collect sewer rents for 2017, pursuant to the above established rates.

**RES. #148-16 AUTHORIZE SUPERVISOR TO REQUEST MONEY FROM DEC AND
AUTHORIZE SUPERVISOR TO CONTACT DEC**

On motion of Councilman Langdon, seconded by Councilman Youmans, the following resolution was APPROVED – VOTE – AYES 5 – NAYS 0 – SO MOVED

WHEREAS, Tapanzee Construction received an Order-on-Consent (R4-2014-0902-144) in 2014 as a result of violations that occurred at the Port of Coeymans, and

WHEREAS, as part of that penalty, money was set aside to be used for an Environmental Benefit Project (EBP), and

WHEREAS, the Town of Coeymans submitted an application to receive \$40,000 of the \$55,000 (the total amount of the EBPO to connect the sanitary sewer discharges from houses on Stone House Hill Road to the sanitary sewer collection system, and

WHEREAS, at the time of the Town's initial submission, the estimated cost of the project was \$68,000.00, and

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WHEREAS, the Town Board wishes to request the entire amount available from DEC for this project.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Coeymans hereby requests from DEC the entire \$55,000.00 available for the work to connect the homes on Stone House Hill Road to the sanitary sewer collection system and any information pertaining to the procedure for obtaining these funds, and

BE IT FURTHER RESOLVED, that the Supervisor is authorized to contact Carrie C. Buetow of the Department of Environmental Conservation by letter to advise her of the Town’s intentions in this regard and to enclose a copy of this resolution.

RES. #149-16 ESTABLISH STANDARD WORK DAY FOR ELECTED AND APPOINTED OFFICIALS

On motion of Councilman Youmans, seconded by Councilman Dolan, the following resolution was APPROVED – VOTE – AYES 5 – NAYS 0 – SO MOVED

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby establishes the following as standard work days for elected and appointed officials and will report the following days worked to the New York State and Local Employees Retirement System based on the record of activities maintained and submitted by these officials to the Clerk of this body.

Title	Name	SS#	Reg. #	Standard Work Day Hrs./Day	Term Begin/End	Days/Month Based on Record of Activity
Elected						
Town Council	Thomas E. Dolan	2038	38062329	7	01/16-12/19	7.85
Town Council	Kenneth Burns	8463	37883907	7	01/14-12/17	9.85
Town Clerk	Diane L. Millious	8048	36783025	7	01/14-12/17	20.88
Super. Of Highways	Scott D. Searles	7522	36977718	8	01/14-12/17	29
Supervisor	Stephen D. Flach	7271	50628619	7	01/14-12/15	21.94

RES. #150-16 AUTHORIZE AMENDMENT TO PHA PLAN FOR SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

On motion of Councilman Dolan, seconded by Councilman Youmans, the following resolution was APPROVED – VOTE – AYES 5 – NAYS 0 – SO MOVED

WHEREAS, the Town of Coeymans operates a Section 8 Housing Choice Voucher Program funded by the U.S. Department of Housing and Urban Development, and

WHEREAS, the Town of Coeymans is required by the U.S. Department of Housing and Urban Development to prepare and adopt a written PHA Plan that establishes local policies for administration of the Section 8 Housing Choice Voucher Program in accordance with the regulations of the U.S. Department of Housing and Urban Development, and

WHEREAS, the Town Board of the Town of Coeymans has caused an amendment to the PHA Plan to be prepared modifying the component Administrative Plan whereas the Waiting List Preferences are to be defined as:

The highest preference is given to applicants that live or work within the town borders. The second highest preference is given to applicants that do not live or do not work within the town borders. Non-elderly or non-disabled single person applicants where the head of household, co-head or spouse is either elderly or disabled.

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NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby adopts this amendment to the Five Year PHA Plan starting in January 1, 2017 for Town of Coeymans Section 8 Housing Choice Voucher Program.

Councilman Langdon asked why people who don't live or work in the Town are involved.

Supervisor Crandall stated that there is a certain amount of money for our area and they are required to dish it all out if there are not enough applicants in the Town.

Councilman Dolan stated that it could also be people who currently don't live in Town but want to move here.

Supervisor Crandall stated that it is basically the same thing that was done 5 years ago, he talked with Mr. Mastrianni via a telephone conference and he explained it to them, they asked questions and this is the best that they came up with, they didn't tweak it much.

Councilman Dolan stated that it would include any senior elderly person that lives in the Town.

RES. #151-16 APPROVE DECEMBER ABSTRACT

On motion of Councilman Burns, seconded by Councilman Langdon, the following resolution was APPROVED – VOTE – AYES 5 – NAYS 0 – SO MOVED

BE IT RESOLVED, that the Town Board has approved the payment of bills as presented in the Abstract for December, 2016, as follows:

PRE-PAID VOUCHERS – 172698-172699, 173267-173358 totaling \$1,293,862.40

VOUHER NUMBERS – 173359-173410 totaling \$33,880.82

TOTAL FOR ALL FUNDS – **\$1,327,743.22**

Councilman Langdon stated that 1.2 million is unusually high for one month.

Supervisor Crandall stated that it is taking care of all the Bonds for the year that came due in November.

UPCOMING WORKSHOPS/MEETINGS

- Organizational Meeting, January 2, 2017, 9:00am
- Planning Board, January 3, 2017, 7:00pm
- Conservation Advisory Council, January 10, 2017, 7:00pm
- Town Board Meeting, January 12, 2016, 7:00pm

ADDITIONAL COMMENTS

Supervisor Crandall asked if there were any other comments.

Councilman Burns stated that Rose Gladney bought property down in Coeymans, she paid \$5,000.00 for it, and got hit with over \$2,000.00 in taxes for this year and added that when the house is up to its full potential he could see her paying that much. He then asked if there is anything that she can do to get her taxes knocked down for this year until the construction is done, she talked to the Assessor who advised that she had to come in a long time ago to do that. He concluded by asking if there was anything that the Board could do.

Supervisor Crandall suggested that she see Building Inspector Cashin first to see what the Town's regulations are and if there is any stipulation on time and to also see if they have done anything like this for anyone in the past. He added that if they have, he would be open to trying to help someone out.

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Councilman Dolan stated that he believes that you have to bring it up before the Tax Rolls are set and unfortunately when houses are left vacant they typically are not reassessed because they just pass the money to the County and the County pays the Town the full amount so there is no incentive for a town to reassess vacant property.

Supervisor Crandall asked if there were any other comments.

Councilman Dolan stated that he wanted to again congratulate Nelson Perry on his retirement; he will be retiring at the end of the month after 37 plus years with the Town, which is quite a run. He added that he did many things that not everyone was aware of and was always willing to pitch in and do whatever needed to be done and did a good job running the Beautification Department and will be missed.

Supervisor Crandall stated that Nelson was a great asset to this community, will continue to be as a private citizen, and he wishes him well.

Councilman Youmans stated that Nelson always acted from a place where he was thinking of the best interest of the taxpayer and had an understanding of that, which not everyone does and he appreciates it.

Councilman Dolan continued by saying that he wanted to thank Supervisor Crandall for his continuing badgering of the NYS DOT, they at least have a promise of things getting done mostly because of his work and his willingness to not take no for an answer, which he appreciates. He added that he wanted to thank him and his team in the front office for getting them through 2016 without having to borrow money. He concluded by wishing everyone a Merry Christmas and Happy New Year.

Supervisor Crandall wished anyone watching a Merry Christmas and Happy New Year and then asked if there were any other comments.

Councilman Langdon stated that he received a call from a neighbor of 70 Main Street who owns the property next door and she was wondering the best way to be aware of any movement on the property and her concern is for her property next door as to what is going to happen with that building.

Supervisor Crandall stated that he had contacted her as well as Building Inspector Cashin and he is going to contact her so she knows what is going on.

Councilman Langdon stated that she is in Alabama she is moving to Florida, her mail has been delayed and she doesn't want to find out the day before.

Supervisor Crandall stated that Building Inspector Cashin will stay in contact her because she is concerned and he wants her to be made aware of everything going on.

Councilman Langdon stated that she was not an absentee type landlord.

Councilman Dolan stated that he was sorry to see her move; she did nice work down there.

Supervisor Crandall asked if there were any other comments.

Councilman Langdon continued by wishing everyone a Merry Christmas and Happy New Year and added that he wanted to thank Nelson who really worked hard for this town for a long time and 37 years in any one place for anyone is quite a feat.

Supervisor Crandall asked if there were any other comments.

Councilman Youmans stated that it's the time of year when you look back and he wanted to say that he appreciates Supervisor Crandall's leadership; they came into this knowing that it was going to be bad but had no idea just how bad it was going to be. He added that they didn't know they were going to find bills under piles of paper, stacks of past due notices and \$300,000.00 worth of bills from last year that hadn't been paid and he wanted to thank him for the hard work as well as thanking Linda and Nita for their hard work. He continued by saying that he thinks

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2017 will be a much better year because now they know there are no surprises and the Supervisor can actually administer the budget that he produced and he wanted to say his hat is off to him for his good work. He went on by saying that he also wanted to thank the other Department Heads in Town who came in under their budgets and saved money, there has been some confusion and he has had conversations with the Police Chief who for instance is under his budget but doesn't understand why if he is under there budget, there isn't money to spend when the fact of the matter is if he hadn't been under his budget, they would be that much more in the hole right now and probably would be in a position where they had to borrow money to make payroll and get through the rest of the year. He reiterated that he wanted to thank the Department Heads that came in under budget, worked hard to do it and he knows that 2017 is going to be a better year for them.

Supervisor Crandall asked if there were any other comments.

Town Clerk Millious stated that her office is getting the tax bills ready as well as helping Chief Operator Kerr in getting the Sewer Bills out and if everything goes well they will be mailed by December 30th. She continued by saying if someone didn't pay their school tax, it will be included on their Property Tax Bill as well as if they didn't pay their water, sewer or Village taxes and if anyone received a bill and shouldn't have they can contact her office at 756-2100 and she will be happy to assist in getting it to where it needs to go. She added that payments can be taken over the phone with a credit/debit card with a 2.45% fee or you can pay online on the Town's website by clicking property taxes under quick links, which will be ready to go the first week in January. She concluded by wishing everyone well and added that she can't forget Nelson, he has helped her a lot and she wishes him well in his retirement.

Supervisor Crandall asked if there were any other comments.

Chief Operator Kerr stated that he has a concern that it would cost \$55,000.00 to connect to the Town's sewer system, if they use the other system it will not be connecting to the Town's so before they commit, he wanted to know if the Board will allow him to contact Carrie Buetow at DEC to find out if that money can be used to address the issue without connecting to the Town's system. He added that if they commit to connecting to the Town's, it will be a big expense.

Collectively the Town Board agreed.

Supervisor Crandall stated that they might not even have a problem because their definition is connecting to a system and if they put in a Peat Moss System, it is the Town's system so they may accept it. He then asked that Chief Operator Kerr check it out and he will hold off sending a letter until he hears back from him.

Councilman Youmans stated that he needs to tell them that they are going to stop the waste from going in the creek because no one is going to be opposed to that.

Supervisor Crandall interjected that the resolution reads "a Town system" and the Moss System will belong to the Town.

Chief Operator Kerr wished everyone a Merry Christmas.

Councilman Burns stated that it is a very popular system in Massachusetts.

Supervisor Crandall stated that it means it must work.

Councilman Burns stated that it does work very well.

Supervisor Crandall asked if there were any other comments, hearing none he asked for a motion to adjourn.

ADJOURNMENT

MOTION

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On motion of Councilman Youmans, seconded by Councilman Dolan, the Town Board Meeting was adjourned.

VOTE – AYES 5 – NAYS 0 – SO MOVED

Time – 8:10pm

Respectfully Submitted -

APPROVED –

Diane L. Millious, Town Clerk