

MINUTES BOOKTOWN OF COEYMANS**

July 20, 2017 – Town Board Workshop – 6:00pm

A Town Board Workshop was held Thursday, July 20, 2017 at 6:00pm at Town Hall, 18 Russell Avenue, Ravena, New York

PRESENT: Philip Crandall, Supervisor
Kenneth C. Burns, Councilman
James C. Youmans, Councilman

ABSENT: Thomas E. Dolan, Councilman
George E. Langdon, Councilman

ALSO PRESENT: Diane L. Millious, Town Clerk

Supervisor Crandall opened the meeting and led the Pledge of Allegiance.

OPENING COMMENT

Supervisor Crandall reviewed the agenda.

AGENDA

- Charter Communications Franchise Agreement
- Authorization to attend Zoning Board of Appeals training
- Demolished property Sewer Bills
- Late Fee on Sewer Bill
- Waive Park Fee for local church

Charter Communications Franchise Agreement

Supervisor Crandall stated that he; Paul Pastore and Cindy have been working on this. We sent in probably three weeks ago, some questions to the Charter and they have not answered us back yet. We are waiting on those answers before we really can get into the meat of this. Some of the things we would like to see are what we talked about in the office. They should be giving underserved and unserved consumers in the town a chance to get internet service and in some cases cable TV for a reasonable cost. We are not looking for something for nothing and we understand they have to make money but they are given millions of dollars by the state in grants and low interest loans or no interest loans. We have about twenty to thirty people that would like to receive this service. It would be great if it were to be included in the agreement that Charter Communications would increase its service abilities each year to new customers by a set percentage at a reasonable cost and that they have to do this. I would like to see that in the contract. That way they would have to reach out to individuals that don't have the service. Second is that fifteen years is way too long of a time for an agreement like this. I don't know how you guys feel.

Councilman Burns stated that he agrees.

Councilman Youmans stated totally

Supervisor Crandall stated five years is a long time with the way communications and technology is changing.

Councilman Youmans stated I think if they don't want to agree up front to a certain percentage of an increase every year of service than maybe we want to just sign a one year with them while we review our options.

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Councilman Burns asked if there is another company that could do what they are doing.

Supervisor Crandall answered that right now Verizon offers internet service but I talked to a few people out there and they say it is spotty and it is very expensive. One woman was paying \$176 a month for internet service. Students in school today are required to take courses on computers and if they can't get to our library than where are they going to go and still that is an inconvenience for the parents.

Councilman Youmans stated one side of that argument is well you bought a house that didn't have that. We bought a house like Kenny and it didn't have water but we knew that going in. The other side of that is thirty years ago when we bought our house, internet wasn't the thing.

Supervisor Crandall stated when Diane first became Deputy Town Clerk, there were no computers. Eventually that technology came and she had to learn how to use them and she did. Now that's all **pase**. We are in the present now and they should be offering this stuff to the residents of the town. That is the way he feels about it. He does not want to sign any agreement with them unless they are going to offer service to these people at a reasonable cost.

Councilman Burns stated he agrees.

Councilman Youmans stated he agrees.

Supervisor Crandall stated that if he has the backing of the board, he will go into negotiations hard; he always goes in hardnosed anyways.

Councilman Burns stated that he would go further than that. He doesn't think we should pay anything. If they are going to cover it they should cover everything.

Supervisor Crandall asked Councilman Youmans how he feels about that.

Councilman Youmans answered that he saw all those people here. It is an important issue to a lot of our people so we have to show them that we will do everything that we can. Whatever you and Paul come up with as a negotiation tactic, he would be on board with that.

Supervisor Crandall stated he will try to get them to come here, to his office and he will arrange to have Town Attorney Paul Pastore there as well. He will contact the other Town Board members with the information, so they can attend as well.

Council Youmans stated we need to do everything we can, for the Town residents.

Supervisor Crandall stated it is a safety issue to. These people that call 911, it makes it quicker if they have that service there.

Councilman Burns stated he agreed it was helpful if they are sending out warnings for storms coming through.

Authorization to Attend Zoning Board of Appeals Training

Supervisor Crandall stated that he needs permission from the Board for Stephen Schmitt to attend the Zoning Board of Appeals training that is being given by the Association of Towns. The cost is \$80 and it is something he attends every year, he just needs a motion from the Board approving his attendance.

MOTION

On motion of Councilman Youmans, seconded by Councilman Burns, authorizing Stephen Schmitt to attend the Zoning Board of Appeals training offered by the Association of Towns at a cost of \$80.00.

VOTE –AYES 3 – NAYES 0 ABSENT 2 (Dolan and Langdon)-SO MOVED

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Demolished Property Sewer Bill

Supervisor Crandall stated that Carver purchased two homes which are located at 13 Church Street and 2 Fifth Street. These houses were demolished earlier this year prior to the July 1st Sewer billing. He spoke with John Cashin and he proposes that for this billing we switch the parcel to the vacant rate of \$50 per billing cycle. If agreed to than we will do this by resolution at the next meeting.

Councilman Youmans stated it is only fair.

Supervisor Crandall stated that he agrees with the fairness but now he is going to look at it with the fiscal officer's point of view. We only have so much money to deal with in our sewer fund and that is not a fund we transfer into from other funds to help with what that district has to pay. This isn't much right now, but say we have to do four, five or six others down the road before the end of the year. He is proposing that we do this right now but in next year's budget he would like to set up, if we can afford it without raising taxes, a small contingency fund for the sewer fund to deal with issues like this that pop up during the year.

Councilman Burns asked if there was way of setting something up that would have a time limit of one year. That way if someone buys a house and tears it down leaving a vacant lot; it would encourage them to build something else on it.

Councilman Youmans answered no because the way we do it there is a fee per unit and a fee for vacant land and asked Town Clerk Millious if she knew how many vacant users.

Town Clerk Millious answered maybe 20.

Councilman Youmans stated that having the sewer service available at the curb makes that property more valuable.

Supervisor Crandall stated that he proposes this. We have been charging \$100 for quite a while for vacant lots and he proposes we raise that to \$200 for sewer and water. Carver moved into the water main to hose down their construction on 13 Second Street, which is good, but they were using the water. He is looking for a way that the Town will not lose a lot of money doing this and where we can increase revenue for the town but not really hurt the builder or the person that owns the vacant lot.

Councilman Burns stated that he didn't know if there was an area that this would apply, but if you had a piece of property that had five lots in the area, with sewer hooked to each one, where it had never had sewer hooked up before, would they still have to pay that \$200?

Supervisor Crandall answered yes.

Councilman Youmans answered yes.

Councilman Burns asked so for somebody that owned a lot of property?

Supervisor Crandall stated that gives them the incentive to build on it; apartments or houses. So they can sell them and put it on tax rolls for somebody else and get it off of him.

Councilman Burns stated he sees where they are coming from.

Supervisor Crandall stated that gives them the incentive to do something. We don't want to see a lot of vacant property down there either or through the rest of the town. He agrees and he will have a resolution draw up and they will take care of this at next week's meeting.

Councilman Burns asked what you are proposing is to make it \$50 or bring it up to \$100.

Supervisor Crandall answered he is not proposing to bring it up, but he can put that in the same resolution if they would like. They could raise it up at some point in the future, not on this one.

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Councilman Youmans stated the only way to do that is when you set the sewer rates and we need to have to a public hearing before the rates can be set.

Supervisor Crandall stated that is true.

Councilman Youmans stated that won't require a resolution. That would require us to set the rate where we would change the vacant property rate from \$50 a cycle to \$100. We would vote on the rate after we have had a public hearing and the public has had a chance to discuss it.

Town Clerk Millious stated December is usually when the rates are set.

Supervisor Crandall stated we will discuss this again towards the end of the year. For this case we are talking of a matter of \$100.

Town Clerk Millious asked so each one is \$50.

Supervisor Crandall answered yes each one is \$50

Councilman Youmans stated for example, Bob Fisk's old house on top of the hill, how many units was that? It was probably three or four units, so when we say that you are looking at losing five times that type of a hit on this year's budget.

Supervisor Crandall stated Carver has said that he is going to build some condominiums up there and he believes the man. So he will have a resolution for next week's meeting.

Late Fee on Sewer Bill

Supervisor Crandall stated that Mr. Stahlman came in regarding his property at 2535 US Rte. 9W in the fall of last year. He was in the Town Clerk's Office on December 16, 2016 to change his address for his Taxes and Water and Sewer billing. Somehow the Sewer bill did not get changed. When the bill went out a couple of weeks later it was sent to the wrong property address and it wasn't returned. The bill did get changed at some point after this for the second half billing. Mr. Stahlman was very surprised when he received his sewer bill at the end of June to see a late fee for the January billing had been applied. He is hoping to have the Town Board waive the late fee since he did everything in his power to make sure he received the bills at his current address. Mr. Stahlman is going to be out of town for the last part of this month so in order to not have a new late fee assessed; he went ahead and paid the bill. Mr. Stahlman hopes that if the Board waives the late fee, the penalty he paid will be refunded. If we agree to this we would do this by resolution next week. We are talking a little more than \$25.00; for the late fee he was assessed. Diane, Bonnie and I talked about this and we thought it would be fair to refund his \$25.00.

Supervisor Crandall stated that with the boards permission he will draw up a resolution and he paid the bill.

Town Clerk Millious stated he didn't pay it yet. Secretary Rowzee informed our office she had spoken to Mr. Stahlman and he indicated he would be paying the bill. He has not done so yet. Town Clerk Millious went on to explain that Larry Conrad used to take care of the sewer changes. She said it was possible that when her office was notified by the County of the sale, the address might have been changed back, since that was the address on the document from the County.

Supervisor Crandall stated it never came back to you.

Town Clerk Millious answered it never came back.

Supervisor Crandall stated this doesn't happen often.

Town Clerk Millious stated that this is the only one in my twenty six years.

Councilman Youmans stated he will give the guy his \$26.00 back because he took the time to argue the point because he would have just paid the \$26 and never said a word about it.

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Supervisor Crandall stated he will have a resolution done for the next meeting.

Waive Park Fee for Local Church

Supervisor Crandall stated that Trinity United Methodist Church is asking the Town to waive the fee to use Joralemon Park for their Church Picnic, which is on August 20, 2017. He believes we do this for any non-profit so he would like a motion to do this right now.

Councilman Youmans stated he would do this but make sure he has a reservation so they don't get out there and somebody else is there.

Town Clerk Millious stated that he has his certificate of liability, but she can't waive any fees and needed to bring it to the Town Board's attention.

MOTION

On the motion Supervisor Crandall, seconded by Councilman Burns, waiving the fee for the Trinity United Methodist Church for Joralemon Park on August 20, 2017.

VOTE –AYES 3 – NAYS 0 – ABSENT 2 (Dolan and Langdon) – SO MOVED

Town Clerk Millious stated just a reminder, the vouchers are on the desk to be initialed because the next meeting we have is Thursday and that is when we do the Resolution.

Councilman Burns stated that he wasn't here at the last meeting and he apologizes. He was under sedation. The law suit with the Recycling Center, what is going on with this?

Supervisor Crandall answered that it is still under litigation and still being worked out. Early last year we made a motion to leave it to the judge so it won't cost us anymore to defend it. It is still costing us some, but it won't cost as much. It is still in litigation. The parties are trying to work behind the scenes to work things out, that is all he really knows. Right now George McHugh is working for Carver; he is working with whoever the other lawyer is to try to work things out to get it settled.

Councilman Youmans stated it was his understanding they may be close to a resolution.

Supervisor Crandall stated that he hoped so. It would be best for all parties involved. For the Town it is best to move things forward in the Hamlet. That is all he knows so far.

Town Clerk Millious asked about the two parcels that we agreed to take \$50 on now. Next week is already near the end of the month. So are we going contact them to send \$50? Otherwise it might be late if we contact them when the resolution is done. Should we tell them it is going to happen Thursday? Town Clerk Millious asked if she should contact them.

Supervisor Crandall answered yes.

Town Clerk Millious mentioned we have our Gazebo Bid opening at 2:00PM next Thursday. She will try to have the bids for the Town Board at the next meeting, but it may be too soon as it is the same day as the meeting.

Councilman Burns stated if he was in better shape, he would do it himself, like he wanted to a few years ago.

Town Clerk Millious stated that a gentleman came in for the bid packet and explained the bid notice was on a website that contractors can check; which is good because it is going out there a little more than what we do here.

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Councilman Burns stated he talked to Al Collins and he knows the Amish people and they come in and do something like that in a day and what kind of price they would give us.

Supervisor Crandall stated anybody can bid on it.

Town Clerk Millious stated it has that prevailing wage requirement.

Supervisor Crandall stated that the tax payers loose because we have to follow state law. Private individuals can do almost anything they want and we can't.

Councilman Youmans stated he went through that when we put the roof on this building. Nelson went out and solicited bids and asked should he contact Wolf builders and I said no but he did. My brother-in-law bid on the roof and was the low bid. I am glad he did because he saved the town a couple grand. He was thousands cheaper than anybody else but of course people said I colluded. I don't know how I would do that with the sealed bid process.

Councilman Burns stated because you are related to Peter.

Councilman Youmans answered right and in the end we saved thousands for the tax payer and got a good roof on the building but he had to submit his payroll to the state and it was a whole nightmare.

ADJOURNMENT

MOTION

On motion of Councilman Youmans, seconded by Councilman Burns, the Town Board Workshop was adjourned.

VOTE – AYES 3 – NAYS 0 – ABSENT 2 (Dolan and Langdon) – SO MOVED

Time – 6:26pm

Respectfully Submitted -

APPROVED –

Diane L. Millious, Town Clerk