

MINUTES BOOKTOWN OF COEYMANS
June 16, 2015 – Town Board Workshop – 6:00pm**

A Town Board Workshop was held Tuesday, June 16, 2015, at 6:00pm at Town Hall, 18 Russell Avenue, Ravena, New York

PRESENT: Peter E. Masti, Deputy Supervisor, Councilman
Thomas E. Dolan, Councilman
Kenneth A. Burns, Councilman
George E. Langdon, IV, Councilman

ABSENT: Stephen D. Flach, Supervisor

ALSO PRESENT: Diane L. Millious, Town Clerk
Scott Searles, Highway Superintendent
Larry Conrad, Building Inspector, CEO, Sewer Administrator

Deputy Supervisor Masti opened the meeting and led the Pledge of Allegiance and added that the record should reflect the absence of Supervisor Flach.

AGENDA

- Town Roads
- Bid for Sewer
- Resolution
 - Appoint Part-Time Clerk

DISCUSSION

Town Roads

Deputy Supervisor Masti asked that Highway Superintendent Searles discuss his list for Town Roads.

Highway Superintendent Searles stated that the list is the roads that he plans on doing this year and continued by listing the streets as follows:

Westerlo Street to Second Street, Westerlo Street Extension, Dock Street, First Street, Fourth Street, Second Street small parking area, Division Street, Rte. 144 down to First Street, Fifth Street, Uthe Boulevard, Stone House Hill Road, New Street and Fori Lane.

Discussion ensued relative to the work to be done, the feasibility of installing or replacing lines, Highway Budget, Storm Sewer issues, easement issues, and the possibility of grant money.

Deputy Supervisor Masti asked if there needs to be a resolution to approve the list.

Highway Superintendent Searles stated that all they need to do is sign it, which will be approving it and added that Supervisor Flach will be signing it and in turn it will be given to Town Clerk Millious.

Deputy Supervisor Masti asked if there were any questions or comments.

Sewer Administrator Conrad stated Highway Superintendent Searles knows that he objects to Stone House Hill because it is not wide enough.

Discussion ensued relative to what needs to be done, what is proposed to be done, and complaints about the condition of the current road.

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RESOLUTION

Deputy Supervisor Masti stated that there is a resolution to appoint a part-time Clerk in the Town Clerk's Office and then asked Town Clerk Millious to bring the Board up to date.

Town Clerk Millious stated that she ran an ad for a couple weeks in the paper and interviewed some candidates and the resolution is for the person that she selected to work in her office part-time.

Deputy Supervisor Masti interjected that this would replace the vacant position left by Nancy Pike.

RES. #91-15 APPOINT PART-TIME CLERK

On motion of Councilman Langdon, seconded by Councilman Burns, the following resolution was APPROVED – VOTE – AYES 4 – NAYS 1 – ABSENT 1 (Flach) – SO MOVED

WHEREAS, Town Clerk Millious is desirous of filling a part-time position for a Clerk I position in the Town Clerk's Office; and

WHEREAS, the Town Clerk has advertised and interviewed a number of applicants for the position and found a candidate who meets the minimum qualifications.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby appoint Marina Morse to the position of part-time Clerk I at the hourly rate of \$11.22 effective June 17, 2015.

ADDITIONAL DISCUSSIONS

Sewer Bid

Sewer Administrator Conrad stated that there was a bid for some sewer work to be done, only two people bid and when they looked at the rates, one had lower labor rates, the other had lower equipment rates and it was also pointed out that they left out a very important integral part of the project. He added that it really should be a combination labor and equipment rate because it becomes a problem when you mix and match because there is no clear winner and they did reserve the right to reject any and all bids, which was his recommendation. He continued by saying that it should be revised to suit the needs of what they are trying to do with a combination of hourly rate and equipment rates together and include a couple other things that they feel as though they need to add based on recommendations of one of the bidders.

Discussion ensued relative to why it was done like it was or why it isn't done in sections of the job, grant money, shared expenses inside the gate, work that needs to be done at the Lagoon, and a manhole and box that need to be put in the ground.

Councilman Dolan suggested that it be done in sections.

Sewer Administrator Conrad stated that it has been discussed and it is a possibility and at this point he is not sure what the correct answer is.

Discussion ensued regarding the Town supervising and micromanaging the project, Sewer District Bond debt, cost per unit in the Hamlet, minimizing cost to the homeowners and percent of savings if done in-house.

Sewer Administrator Conrad stated that in the bigger Towns like Guilderland and Colonie, they don't care, it's done and they pay for it but in the Town of Coeymans there are less than 300 parcels that actually use that portion of the sewer and under the current Agreement with the Village of Ravena they are currently 60/40 but it is actually 80/20 in use.

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Councilman Burns asked what Sewer Administrator Conrad suggests that they do.

Sewer Administrator Conrad stated that in talking to some contractors, he is thinking that they can put it back together and make it work and supervise it themselves in house and last year they were trying to work it out with Highway Superintendent Searles to use some of their own staff but they have a tremendous workload and don't have the time.

Discussion ensued relative to how many men they would need to do the project, rental of equipment, Union issues and working within their parameters, equipment needed, approximately half the cost doing it in house, no way for the Board to evaluate one bid vs. the other, rules and regulations from the Comptroller that have to be followed for purchasing and pricing.

Councilman Langdon asked if he was correct in hearing that he wants to reject the bids and redesign the way it is specified.

Sewer Administrator Conrad stated that it would be bid as a combination price specifying that the plan is to install an 8 foot manhole, 10 foot box and 4X6 box in the Lagoon.

Councilman Dolan stated that he would offer a motion to reject the bids.

MOTION

On motion of Councilman Dolan, seconded by Councilman Burns, to reject the two bids and rebid as specified by Sewer Administrator Conrad.

VOTE – AYES 4 – NAYS 0 – ABSENT 1 (Flach) – SO MOVED

Town Clerk Millious asked about the new specs.

Sewer Administrator Conrad stated that he is working on it and it will be revised to a point where it is acceptable to everyone so when they get a bid, they will have a clear-cut winner of the bid.

Solar Panels at the Leachate Plant

Deputy Supervisor Masti stated that there was one other thing that he wanted to discuss and added that the electric bill for the Leachate Plant is \$160.00 a month and he wanted to ask the Board if they are interested in seeing about putting solar panels at the landfill.

Discussion ensued about permits and pads to set them on.

Hannacroix Creek

Deputy Supervisor Masti stated that he was in receipt of a correspondence from Marlene regarding the Hannacroix Creek asking if there is anyone that can specifically say what more damage Tropical Storm Irene did to the creek. He added that they may be able to tie it in for more funding and for an extension and reiterated that they need more facts on what else Irene did to the creek.

Discussion ensued regarding each new storm rerouting the creek, it moving back and forth between the primary and secondary stream and the possibility of it happening again.

Flood Plain Map

Building Inspector/CEO Conrad stated that DEC and FEMA told them that there were no changes but apparently with what they now use, they are more specific with the Flood Plain and

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even though they didn't change the precise elevations of the Flood Plain, it now encompasses many more areas and homes being hit with having to obtain Flood Insurance and it is causing a major impact on some of the residents. He reiterated that they were told there would be no change and the only change was supposed to be from the Greene County line coming in where they mapped through the Village and also from the Coeymans Creek up through Trickey's property and actually helped with some people getting out of Flood Insurance. He added that they added an A Zone that takes in the whole shopping plaza, which probably does not have a mortgage but if someone comes in and wants to buy it he can't imagine the cost as well as it now including homeowners on Camille Drive, J&B Deli and part of the medical facility and for alterations there are a whole new set of rules now and people are not going to be happy. He concluded by saying that they passed a new law effective March 16th adopting the new maps with the new Flood Plain section.

Deputy Supervisor Masti interjected that they didn't have a choice.

Building Inspector/CEO Conrad stated that the Government does not give them options and they had to pass their wording or they would not have accepted the Flood Plain Insurance and now the banks are all over the homeowners and businesses for insurance that is probably a couple hundred percent more than it was and they are ending up with a mortgage within a mortgage.

Town Clerk Millious interjected that her office is getting complaints because mortgage payments went up.

Councilman Conrad stated that he has written some letters trying to help people because they were clearly out of the Flood Plain previously and that allows them to get a cheaper rate. He added that he and Supervisor Flach tried to stop it from happening at the shopping plaza and they were told that there is one thing that they can try to modify the map, the Town can hire an Engineering Firm to survey the entire Watershed area and in turn prove to them that that are sufficient drainage lines to handle the flow. He continued by saying that the pipes are sufficient to handle the flow normally but when you get a storm and it plugs up, which could be one tree, it cuts through the blacktop and everything else.

ADDITIONAL COMMENTS

Deputy Supervisor Masti asked if there were any other comments.

Town Clerk Millious stated that Roy Deyo is asking to use the gazebo, which they have done for several years, for Crystal Image to do a concert on Friday July 17th.

Councilman Dolan stated that he would offer a motion to waive the fee.

MOTION

On motion of Councilman Dolan, seconded by Councilman Langdon, authorizing the fee for the gazebo to be waived for Crystal Image to perform on July 17th.

VOTE – AYES 4 – NAYS 0 – ABSENT 1 (Flach) – SO MOVED

Town Clerk Millious stated that it is a nice time and there is a good turn-out.

Town Clerk Millious continued by saying that the gazebo roof is still in need of repair and it had been put out to bid two times but then they thought about doing it in-house and added that it really needs to be done because there are now more issues than just replacing the roof.

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Discussion ensued relative to doing it in-house vs. bidding it out.

Councilman Burns suggested that they price the materials list and get 2-3 bids for a contractor to do it because they keep putting it off.

Discussion ensued relative to the number of bids and prices.

Building Inspector/CEO Conrad stated that prevailing rate is always the problem with bids because most people don't want to be bothered with certified payrolls, which are required.

Discussion ensued regarding prevailing rate and number of employees required.

Building Inspector/CEO Conrad stated that previously the Town hired an employee to do carpentry work and they paid them \$25.00 an hour for various jobs in Town Hall and based on the wording in the contract, it is possible for them to hire someone for two months at a time working full-time. He concluded by saying that they can hire someone as a carpenter for a couple of months, buy the shingles and rent the equipment under the Town's name and get the job done.

Councilman Dolan stated that he would offer a motion authorizing a rebid.

MOTION

On motion of Councilman Dolan, seconded by Councilman Masti, authorizing a rebid to replace the roof at the gazebo.

VOTE – AYES 4 – NAYS 0 – ABSENT 1 (Flach) – SO MOVED

Councilman Burns stated that if the prices are outrageous they can price it to be done in-house.

Deputy Supervisor Masti asked if there were any other comments, hearing none he offered a motion to adjourn.

ADJOURNMENT

MOTION

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

VOTE – AYES 4 – NAYS 0 – ABSENT 1 (Flach) – SO MOVED

Time – 6:55pm

Respectfully Submitted,

APPROVED – As Read June 22, 2015


Diane L. Millious, Town Clerk