

MINUTES BOOKTOWN OF COEYMANS
July 21, 2015 – Town Board Workshop – 6:00pm**

A Town Board Workshop was held Tuesday, July 21, 2015, at 6:00pm at Town Hall, 18 Russell Avenue, Ravena, New York

PRESENT: Stephen D. Flach, Supervisor
Peter E. Masti, Councilman
Kenneth A. Burns, Councilman
George E. Langdon, IV, Councilman

ABSENT: Thomas Dolan

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

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

AGENDA

- Authorize Bids to Purchase Real Property
- Approve Intermunicipal Agreement between R-C-S & Town of Coeymans
- Resolution – Authorize 2015 Waste Water Infrastructure Application
- Executive Session – Contract Issue

DISCUSSIONS

Bids to Purchase Real Property

Supervisor Flach read the following:

The Town of Coeymans is soliciting bids to purchase real property presently owned by the Town. The Town will provide the successful bidder with a Quit Claim Deed to the properties in question. The terms of this solicitation are set forth below. The properties are:

1. **84 Main Street**, Coeymans, New York – Parcel #168.12-2-3, this is a three-family residence that is presently vacant, located on approximately .06 acres of land. The structure is not safe; therefore, the Town will require the successful bidder to tear down the building within 90 days of contract. Title will not be transferred until this condition is met.
2. **78 Main Street**, Coeymans, New York – Parcel 168.12-2-19, this is a two-family structure that is presently vacant, located on approximately .06 acres of land. This property may possibly be rehabbed, there is no requirement that it be torn down as a condition to acquiring the real estate.

Supervisor Flach stated that the property maintenance issues that 78 Main Street has, need to be fixed within 90 days and added that it needs to be added to the Bid Notice and continued by reading the following:

Bids for either or both of these properties shall be submitted in sealed envelopes addressed to the Town of Coeymans, 18 Russell Avenue, Ravena, New York 12143 and marked "Proposal to Purchase Real Property of the Town of Coeymans." The bids will be opened at the Town Clerk's Office at 2:00pm on August 13, 2015. The bidder shall identify the property to be purchased by address. The successful purchaser will be required to enter into a contract for the purpose of the property in question and to meet any and all conditions of the sale. The Town reserves the right to reject and all bids.

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Councilman Masti inquired about a minimum price.

Supervisor Flach stated that it will be in the bid packet, it will be announced at the next Town Board Meeting and the minimum for 78 Main Street is \$5,000.00.

Councilman Masti inquired about the other property.

Supervisor Flach stated that 84 Main needs to be torn down and it is going to cost the bidder the price to do it.

Councilman Langdon interjected that it is an asbestos tear down so it won't be cheap.

Supervisor Flach stated that two people told him it will cost approximately \$25,000.00-\$35,000.00 to tear it down.

Councilman Burns asked if there is a way of looking at the properties.

Supervisor Flach asked Town Clerk Millious if it had ever been done before.

Town Clerk Millious stated that it hadn't.

Councilman Langdon interjected that he thinks there should be a date for viewing, Albany County does it for property sales and there is a window of opportunity to see the property.

Collectively the Town Board agreed and decided that the viewing date will be Monday, August 3rd.

Supervisor Flach stated that it will be on the website and Town Clerk Millious will publish it in the paper.

Councilman Langdon asked when the Notice will be in the paper.

Town Clerk Millious stated that it will be next week.

Supervisor Flach advised Town Clerk Millious that he will have the bid information available for posting and then asked for a motion to advertise for bid.

MOTION

On motion of Councilman Langdon, seconded by Councilman Masti, authorizing the bid for the Purchase of Real Property from the Town of Coeymans.

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

Supervisor Flach reiterated that it will be published in the paper, on the Town's website and announced at Monday's Town Board Meeting. He added that he wanted to get this moving, there have been a lot of questions about the property and there are people interested.

Intermunicipal Agreement – Town of Coeymans/R-C-S

Supervisor Flach stated that this will be the 3rd year for an Intermunicipal Agreement with the school for the Town to provide a School Resource Officer, which they pay a majority of and they have expressed to the Chief of Police their happiness and thankfulness in having one there.

Councilman Masti asked if he had talked to them because they had talked in the past about having two SRO's.

Supervisor Flach stated that Chief McKenna was going to meet with the Superintendent to discuss one SRO that will go between the schools. He then asked for a motion to approve and accept the Intermunicipal Agreement.

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MOTION

On motion of Councilman Langdon, seconded by Councilman Burns, approving and accepting the Intermunicipal Agreement between the Town of Coeymans and R-C-S.

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

Councilman Masti asked if it was identical to the last Agreement.

Supervisor Flach stated that it is.

Councilman Burns stated that there is a school in Massachusetts where they trained a principal and teacher to use a gun that is in a lock-box in case an incident happens, like they have seen happen throughout the County. He added that the two people would be able to access the gun and hopefully prevent something from happening.

Supervisor Flach stated that it would be up to the School Board but he is sure that the local Police would be willing to work with them and it might be something that he should mention to Chief McKenna.

Councilman Langdon stated that they might not be able to make it to the weapon.

Councilman Burns stated that their conclusion was that if nothing else, it might be a deterrent in knowing that there is a gun, it was widely publicized but they didn't say who could get the gun.

Councilman Langdon asked if the location of the gun was confidential.

Councilman Burns stated that it was.

2015 NYS Water Infrastructure Grant

Supervisor Flach read the following excerpt from a letter:

Dear Steve,

C.T. Male Associates is pleased to submit this proposal to provide professional grant writing services for the purpose of preparing a 2015 NYS Water Infrastructure Grant application for the Town's Sewer Project.

The new funding opportunity could provide up to 25% of the Sewer Project costs (3.3 million) with a grant. A complete application is due September 4, 2015.

Proposal Fee

Our lump sum/fixed fee for the preparation of the grant application is \$500.00. Our fee includes all labor and expenses for the preparation of the grant.

I would be happy to further discuss this proposal with you or any other representatives of the Town and to answer any questions you may have. Thank you for your consideration of this proposal.

Sincerely,

Robert Flores, P.E.
Managing Engineer

Supervisor Flach asked Sewer Administrator Conrad if he ended up speaking to Mr. Flores.

Sewer Administrator Conrad stated that they weren't going to continue with the grant because at first they thought they were going to be precluded because it has to be a hardship income. He added that they had already done the legwork for the income study and they did qualify for the hardship, which will move them up the list a bit higher and the drawings are done for the work that is anticipated from the Sewer Plant up to the Village line and they were done as part of the

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other work for the Consent Order with DEC and this is why the Grant Application is fairly inexpensive. He continued by saying that for \$500.00 it was worth it and when he talked with EFC they urged the Town to move forward with it because they thought the Town could possibly qualify for it.

Councilman Masti stated that he would offer a motion.

Supervisor Flach stated that they have a resolution prepared and asked that Councilman Masti read it.

Councilman Masti read the following:

RES. #098-15 AUTHORIZE SUPERVISOR TO PROCEED WITH GRANT APPLICATION

On motion of Councilman Masti, seconded by Councilman Langdon, the following resolution was APPROVED – AYES 4 – NAYS 0 – ABSENT 1 (Dolan) – SO MOVED

WHEREAS the Supervisor is desirous to proceed with the 2015 NYS Waste Water Infrastructure Grant Application for the Town's sewer project, and

WHEREAS, the fixed fee for the preparation of the Grant Application will cost \$500.00, prepared by C.T. Male Associates, this fee includes all labor and expenses of the grant application.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby authorizes Supervisor Flach to proceed with the 2015 NYS Infrastructure Grant prepared by C.T. Male Associates at a cost of \$500.00.

ADDITIONAL BUSINESS/COMMENTS

Supervisor Flach stated that Board Members are being questioned about the fire siren that is going off twice, which started when Dispatch went to Albany County.

Ms. Starr Ross stated that it was going off at 6:00 and 7:27.

Councilman Masti interjected that it hasn't been going off with all the calls.

Councilman Langdon stated that their procedure probably implemented a siren going off.

Supervisor Flach stated that the Fire Company said that they didn't know it wasn't working for calls.

Ms. Ross stated that they turned it off for a little while, but it goes off when there is a fire and she knows that people are annoyed but it's a fire and should go off.

Councilman Langdon asked if there was a way they could make it so it's no facing some houses, which has got to be pretty intense and asked if there is a way to baffle or deaden the sound in the direction of the homes getting hit by it.

Supervisor Flach stated that he had spoken with one of the Commissioners in Coeymans and he was going to speak to the Board of Commissioners and they felt it would be a project to move it and it may be a problem moving it and they talked about putting an electronic one up.

Ms. Ross stated that Pieter B. Elementary didn't want one at the firehouse because they didn't want the noise.

Councilman Masti stated that every fire fighter has a pager that goes off and then asked why they still need sirens.

Supervisor Flach stated that he didn't know the answer.

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Councilman Langdon stated that from his perspective, when the alarm goes off and you are near the Firehouse, you are now aware that you will start seeing fire trucks and vehicles with blue lights. He added that he becomes highly alert to the fact that there are probably emergency vehicles in the vicinity and having a siren makes his aware of that.

Councilman Burns stated that Ravena's siren is at the Filtration Plant and it goes over everyone's house so it doesn't blare in your ears.

Councilman Langdon stated that he is confused and asked if it is going off at 6:00pm every night now.

Ms. Ross stated that it is now but for a while it was going off again at 7:27 and then they fixed it.

Supervisor Flach stated that he had one more item that was not on the agenda and added that he was in receipt of a letter from Congressman Paul Tonko and continued by reading the following excerpt:

"I write to you to notify you that the National Endowment for the Arts is now accepting applications for the Our Town Gram Program. The deadline for application is September 21, 2015.

"The Our Town Grant Program supports creative place making projects that help to transform communities into lively, beautiful and resilient places with the arts at their core. Creative place making is when artists, arts organizations and community development practitioners deliberately integrate arts and culture into community revitalization work, placing arts at the tale with land use, transportation, economic development, housing, infrastructure and public safety strategies. This funding supports local efforts to enhance quality of life and opportunity for existing residents, increase creative activity and create a distinct sense of place. Additional information along with application details can be accessed via the NEA website."

Supervisor Flach stated that he wanted to put this out there and then asked if there is someone willing to work with him in looking into this grant. He added that he knows nothing about it, he just got the letter and he thought it might be interesting to look at and see if it is something that they can participate in as a Town. He concluded by saying that if anyone is interested, they can talk to him after the meeting and it will be at the Town Clerk's Office as well.

Councilman Langdon asked if he knows specifically what the money is used for.

Supervisor Flach read the following:

"I commend you on your dedication to animating public and private spaces, rejuvenating structures and streetscapes, improving local business viability and public safety and bringing diverse people together to celebrate, inspire and be inspired."

Supervisor Flach stated that he thought it was something that they should take a look at.

Ms. Ross stated that she would like a copy of the letter.

Supervisor Flach stated that Town Clerk Millious could provide a copy. He continued by saying that they would be adjourning to Executive Session to discuss a Contract that they have coming up and asked for a motion to adjourn.

ADJOURNMENT TO EXECUTIVE SESSION

MOTION

On motion of Councilman Masti, seconded by Councilman Langdon, the Town Board Workshop was adjourned to Executive Session to discuss an upcoming Contract.

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

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Time – 6:22

EXECUTIVE SESSION

Executive Session convened in the Supervisor's Office immediately following adjournment from the Workshop, there was a full Town Board with the exception of Councilman Dolan. In addition to the Town Board, present were Assessor DeRose, Bob Jacobs and Alice Dooley from the NYS Office of Real Property Tax Service and Building Inspector/Code Enforcement Officer Conrad. Discussion ensued regarding an up-coming contract, no decisions were made or action taken. Executive Session ended at 8:00

ADJOURNMENT

Supervisor Flach offered a motion to adjourn.

MOTION

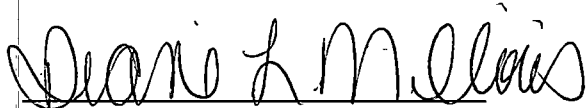
On motion of Supervisor Flach, seconded by Councilman Langdon, the Town Board Workshop was adjourned.

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

Time – 8:00pm

Respectfully Submitted,

APPROVED – As Read July 30, 2015



Diane L. Millious, Town Clerk