

State of New York
County of Fulton
Town of Stratford

Minutes of the Stratford Regular Board meeting held on Thursday, March 9, 2017 at the municipal building located at 120 Piseco Rd.

Present:

Allicia Rice	---	Supervisor
Allan Perkins	---	Councilman
Richard Fogarty	---	Councilman
Lorraine Rumrill	---	Councilwoman
Joan Ploss	---	Councilwoman
Diana Massicotte	---	Town Clerk
Norman Wright	---	Code Enforcement Officer
Michael Sokira	---	BTI Director

Absent:

Charles Goodwin	---	Superintendent
Leigh Anne Loucks	---	Assessor
Janet Dickson	---	Deputy Town Clerk
Karen Jaquay	---	Dog Control Officer

Supervisor Rice called the regular Town Board meeting to order at 6:31 pm with the Pledge to the Flag.

Residents in attendance: Harry Jaquay, Carolyn Walker, Heidi Christiansen, John Ploss, Gary Rumrill, Peter and Mary Szczebak, Dorothy Eifert, Peg Klages, MaryBeth Salamone, and Ken Thompson.

Supervisor Rice stated that the Board met with the Highway Dept. at the request of the Union Representative regarding the problems with the barn. There were four council people present making a quorum.. She called the Association of Towns and found out that we should have called a public meeting and posted it on the bulletin board. The records of the meeting are public documents. The Association of Towns stated that if you have a quorum, you have to open it as a public meeting and then go into executive session if meeting for Union negotiations. This was not for negotiations, it was for problems with the barn as stated by the union representative.

The retainer for the Town Attorney will be paid in two payments, June and November as previously done.

REPORTS

Highway Superintendent Goodwin's report read as follows:

- Snowplowing and sanding.
- Pushed snow banks back.
- Working on snowplow and sander.
- Fixed washout from rain, February 27 through March 1.
- Trucks washed.
- Cut trees from wind storm.

Supervisor Rice reminded everyone that she had written to Assemblyman Butler and Senator Tedesco regarding the bridges. She talked with Tedesco's aide who forwarded information regarding bridges and barn and sent to Albany. He replied that if she could send requested information he would see if they could put it in State budget.

Supervisor Rice brought information she and Superintendent Goodwin had put together for Tedesco's aide to the meeting with the Union Representative. Roy Cool represented the men. The Union Representative went to Tedesco's office after the meeting to discuss the information. He also took pictures.

Steve Smith, engineer, came up to inspect roof and prepare report. He emailed report. Superintendent obtained quotes on standby generator and electrical.

One of the items that was brought up is do we fix the barn or start over. We will go through everything that is wrong. Councilman Fogarty suggested we should have a public meeting to discuss the problems in the barn.

The electrician is coming in to put in the ground fault interrupters.

Motion made by Councilwoman Ploss, seconded by Councilwoman Rumrill to give Superintendent Goodwin permission to install the GFI breakers as soon as possible.

ADOPTED Ayes - 5 Rice, Rumrill, Ploss, Fogarty and Perkins
Nays - 0

Supervisor Rice read following problems with barn:

- Water runs right into barn. Some places it is a couple inches deep.
- Part of floor replaced and drainage system replaced. Building below grade.
- Need new concrete slab in front of big doors.
- Has only 50 amp electrical system.
- Need standby generator.
- Roof seems to have a large amount of moisture in the attic causing mold and rot.
- Not enough ventilation in attic space.
- Need new heating system. Wood burner not right size, nor is it located properly.
- Need new well. Water is piped from Fire Department. Fire Department uses bottled water.

Supervisor Rice stated that they had put \$30,000 in budget for barn, but looks like it will be more than that.

Councilman Fogarty stated that there were some things the guys could do. Councilman Fogarty would like to have someone come in to test for mold.

Union Representative, Mr. Shedek, had a list of health and safety violations as follows:

- | | |
|------------|--------------------|
| Electrical | Building structure |
| Roof | Well |

Councilwoman Ploss read from Steven Smith, the Engineer's report as follows:

1. Diagnose the cause of water infiltration through the roof and walls. There are likely several different sources of water infiltration. The worst occurs at the joint between the South Roof and the main building. This South Roof covers an open air area, has a low slope. This joint should be flashed with a specially fabricated piece of coated steel from the manufacturer. That piece is the same shape as the ribs of the roof panels and should extend up under the higher slope roof. There are a variety of special roofing materials made to take care of these conditions where the roof slope is low. The metal barn roof material used here is not one of those materials. The combination of the poor (or nonexistent) flashing and the use of the wrong type of roofing in a low slope environment practically guarantees that the joint in question will leak.

An additional source of water infiltration is at the chimney to roof connection.

2. North side where water comes into barn. Break up concrete and put in drain pipe and crushed stone.
3. Determine if the repairs to several partially collapsed roof trusses are structurally acceptable. The short answer is yes. Almost all of the trusses have been strengthened by attaching gussets to the peak meeting joint. This was done by the highway crew. The remainder of the trusses should be fitted with plywood gussets similar to those placed on the majority of the trusses.
4. Where stove is there is not enough slope to roof causing a water problem. To fix flashing it would have to be put around pipe. The roofing that is on there now is not officially roofing material. Would have to dig ditch out and around building. Feels town guys can do this work.
5. Ventilation of the attic space. The trusses are partially wetted but the purlins are completely soaked. Continual wetness like this will promote rot in these members. Engineer couldn't find any places on the wetted trusses that were rotted now. The wetting is probably intermittent throughout the year. Attic ventilation will solve this problem. The best solution is to install vent fans at the east and west ends of the building. These fans would be connected to a humidistat that would turn them on when the humidity reached, say 35%. One fan would blow in, the other would blow out. This moves the warm, moist air out of the attic and replaces it with cool, dry air that is less apt to condense.
6. Where big doors are, some bolts damaged, should be replaced. Checked posts where trucks have hit them coming into or out of barn, but posts are structurally sound. There is some rot and impact damage to the wood pieces that cover these posts. I believe the posts themselves, which appear to be creosote-treated are in acceptable structural condition and have deteriorated little.
7. The beams that support the roof trusses in the cold storage barn are nailed. Not mortised into the posts that support them. This is a poor method of connection. These 2x12 beams should have three-foot long 2x6's nailed to the post underneath them. This will help to remedy the fault.

It was suggested that we have a public meeting April 5 or 6 and see if the engineer could attend meeting. Supervisor Rice said she would see if Tedesco could also attend the meeting.

Motion made by Councilman Perkins, seconded by Councilwoman Ploss to hold public meeting to discuss barn issues on April 6 or 7 depending on engineer's schedule.

ADOPTED Ayes - 5 Rice, Rumrill, Ploss, Fogarty and Perkins
Nays – 0

CEO Norman Wright's report as follows:
February 7, 2017 – March 8, 2017

One inspection
Three meetings
Issued one permit
Attended school one day, engineered trusses and floor systems.
Some Phone calls

Have a couple new houses in the works.

Karen Jaquay, Dog Control Officer gave her report.
February 8, 2017 through March 7, 2017

Received a call from Fulton County Public Health about a dog bite incident. Followed protocol and dog was quarantined by owner for 10 days. Dog checked ok and quarantine ended.

Received a call about a stray, unidentified dog running at large on Seeley Road. Picked up a German Shepherd and took to shelter the next morning. Owner was identified and issued appearance tickets.

Last month's pending licenses were complied with.

The rest of the month was quiet.

Mike Sokira read the BTI report as follows:

Submitted to the DEC a NOT (Notice of Intent) for the new SPEDES general permit. SPEDES stands for State Pollutant Discharge Elimination. The last permit expired 2016. The cost is \$110 per year.

Satisfied condition #1 of the Aquatic Permit by informing the DEC of a Monday, March 13 start date for the 2017 treating season.

Met with technicians to assign streams and provide necessary paperwork and equipment to them.

Will accompany the new technicians in the field to help them get started first time out.

Ordered and received 30 gallons of Vecto-Bac 12AS.

Supervisor Rice read the Assessor's report.

Exemption application deadline was March 1. All exemptions have been processed and applied to the 2017 tax roll.

Changes to the STAR are moving through the NYS government. The goal is to return the exemption administration to the local assessors. As of today, it has passed the Assembly but must still go before Senate and the Governor.

There is a spreadsheet available for review (still a work in progress, so only available for review), which includes the assessments and tax amounts paid pre and post real, for all NYS owned land, aggregates, and transitional assessments. It also includes the tentative assessed values for the 2017 tax roll.

Supervisor Rice accepted the reports and calendars from DCO, CEO and BTI Director.

Supervisor's Report

Last month it was asked why so many payments to the IRS. Supervisor Rice stated she failed to read Bookkeeper Kelly's letter from last month. The letter follows:

"In summarizing our conversation initiated by a council person's email that you received, there are inconsistencies in the tax payments made on behalf of the Town of Stratford.

As you and all members are aware, it was not an easy transition since no prior records have been obtained by the board from the prior administration. I had one conversation with the prior bookkeeper in your presence to obtain what little information was gathered. I was informed at that time that the town was required to pay all 941 and 45 taxes monthly. As soon as the sign-on information was received, the payments were processed. If you recall, we had to request all information from the Federal and State agencies because no copies were given to us.

Once, I had a handle on the payroll, I attempted to use the electronic option available through QuickBooks to process the tax payments a couple of times. QuickBooks figures our liability by tax amount and will prompt a payment after approximately 30 days. Unfortunately, they were not successful and I would receive an error days after I had intended for the payments to be made. I have since deleted this option and only use the telephone system to post payments.

On 12/2/16 the IRS made contact by requesting the 4th quarter 941 form for 2015 as well as the 3rd quarter 941 form for 2016. Immediately called the contact number and faxed the 4th quarter 941 form for 2015, that had not been filed by the previous administration. I was informed at that time that our 3rd quarter for 2016 was most likely in processing when I said it was mailed and that our payments needed to be paid weekly. I explained the situation and was advised to make the payments for all of the outstanding liabilities asap. That is why there are numerous payments in December.

I completely understand the concern. I processed the tax payments based on the information given to me. As soon as I was aware that the town was not meeting the requirements I took corrective action. Kelly”

Financial Report for 2015 was filed, waiting for Comptroller to accept it.

S & S Ambulance had the wrong amount on their voucher. Councilman Fogarty wanted to know how many calls they went out on. He suggested that a letter be sent so if they have a problem getting to residents, they have a contact they can call in town for help.

Councilwoman Rumrill asked if any department head had to ask the Board for permission to attend conference. She asked if it was mandatory and if the amount would be shared with other towns. Supervisor Rice suggested holding voucher for further information.

AUDIT OF CLAIMS

Motion made by Councilwoman Ploss, seconded by Councilwoman Rumrill to approve the bills on Abstract #3 with the exception of No. 44.

ADOPTED Ayes - 5 Rice, Rumrill, Ploss, Perkins and Fogarty
Nays – 0

General Fund – Abstract 3	Voucher Nos. 35 through 44	\$ 1,965.03
Highway Fund - Abstract 3	Voucher Nos. 35 through 50	\$ 8,217.74
Prepaid Fund - Abstract 3	Voucher Nos. 40 through 50	\$ 4,908.51

Supervisor Rice asked CEO about his conferences. CEO said his schooling was mandated. He lets Supervisor know when he has to go for classes.

Supervisor Rice checked on the \$95 charge which is made when metal is picked up based on a request by Jim Johnson only as needed.

Supervisor Rice said the only way to increase BAR membership is to establish a new law. If anyone interested in becoming a member, they can contact me and I will keep a list. Councilmen have copy of local law. Supervisor Rice read the proposed law as follows:

The Town of Stratford’s Board of Assessment Review is currently comprised of three members. In the past the necessity for members to recuse themselves has made it difficult for property owners to receive a decision from the Board of Assessment Review. This has made it difficult for the Town to meet its responsibility under the law to real property owners in the Town who wish to appeal their individual assessments. The Town Board believes that by increasing the board size to five members it can prevent this problem in the future.

New York Real Property Tax Law Section 523 provides that the Town of Stratford as a taxing authority, may appoint up to five members to a Board of Assessment Review.

The Board of Assessment Review for the Town of Stratford shall be increased from three members to five members, and whose terms shall be five years. Two new members shall be appointed upon enactment of this Local Law. In the case of the two new members appointed under the provisions of this title, their

initial terms shall be staggered so that no more than one member's term will expire in each of the first five years after enactment of this Local Law. Thereafter each reappointment to be for a full five year term.

If any section, subsection, sentence, clause phrase or word of this Local Law is for any reason held to be invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this law.

This Local Law shall be effective upon its filing with the New York State Secretary of State.

Motion made by Councilwoman Rumrill, seconded by Councilman Perkins to hold public meeting to discuss Local Law for BAR membership.

ADOPTED Ayes - 5 Rice, Rumrill, Ploss, Fogarty and Perkins
Nays – 0

Supervisor Rice stated that she and Superintendent Goodwin are working on an APA smart growth grant for the town bridges that have to be repaired. APA is looking for new access to state lands. There is stiff competition for grants. Grants have to be done on line and by two people.

OLD BUSINESS

Supervisor Rice said in order to change speed limits on town roads you have to do the following, if you live in a city or village you make a local law, if you live in a town you make a resolution, then to the County Highway Superintendent, Then it goes to DOT to do study. It takes about two or three months to go through study. Supervisor Rice said she would like to have a public meeting regarding speed limits on the town roads in Stratford before making resolution. We would do it at April meeting. Councilman Perkins said we would have to find a way to have the limits enforced.

Supervisor Rice stated she received an email from a resident regarding the Stewarts Landing dam asking when the water would go up. The response she got from DEC was when the ice was gone. The gate will be installed in the spring.

PUBLIC SPEAKING

Heidi Christiansen asked if we are engaged in class action suit for cell coverage. Supervisor Rice said she will follow up on broadband grant.

Peter Szczebak brought up that a gentleman suggested putting in a geothermal system up at the barn. He said he tried it at his house, keeps it warm in winter and cold in summer. Supervisor Rice said it was worth investigating again.

Mike Sokira stated that his road was never plowed during the last storm. Salisbury plows to turnaround. Stratford took care of Cemetery Road to Merriman Rd. Stratford does good job but Salisbury does not do their share.

Gary Rumrill thought that union representative overstepped his bounds. Supervisor Rice Stated he was there for the safety of the men.

APPROVAL OF MINUTES

Motion made by Councilman Perkins, seconded by Councilwoman Ploss to approve the Board meeting minutes of February 9, 2017, with two corrections.

ADOPTED Ayes - 5 Rice, Rumrill, Ploss, Fogarty and Perkins
 Nays – 0

NEW BUSINESS

Councilwoman Rumrill asked about the way Kelly signed the 941 form for IRS, should all pages be signed.

With no further business, on a motion by Councilwoman Rumrill, seconded by Councilwoman Ploss, the meeting was adjourned at 8:06 pm.

Respectfully submitted,

Diana Massicotte, Town Clerk