

June 14, 2016

Minutes of the Town Board Meeting held Tuesday, June 14, 2016, at 7:00 PM, at the Keene Town Hall. The following Town Board Members were present: William B. Ferebee, Supervisor, Paul R. Martin, Robert M. Biesemeyer, Michael J. Buysse and Jerry D. Smith, Members of Council. Also present were: 4 residents, Gary Manley, Highway Superintendent and Ellen Estes, Town Clerk.

The Chairman, Mr. Ferebee, called the meeting to order at 7:00 PM and invited everyone present to join in the Pledge of Allegiance.

Mr. Biesemeyer asked to have the Minutes from May 10<sup>th</sup> amended to read as below;

Resolution No. 131 – 16

Mr. Buysse offered a resolution and moved its adoption.

Be it resolved, that the Minutes of the May 10<sup>th</sup> Town Board Meeting be amended to say that when Mrs. Fish stated that 34 property sales were used by the Assessor, of which 17 were above their assessments and 17 were below their assessments; Mr.

Biesemeyer responded saying this has no correlation to the fact that the recent reval has many assessments over \$1,000,000, yet the sales for the last 5 years reflect only 1 sale for \$1,000,000.

Be it further resolved, that the Town Board accept the Minutes of the Town Board Meeting held May 10<sup>th</sup> as amended and the Minutes of the Town Board Meeting held May 31<sup>st</sup>, as presented.

This resolution was seconded by Mr. Martin.

Roll Call Vote:

Mr. Ferebee:	Yes
Mr. Martin:	Yes
Mr. Biesemeyer:	Yes
Mr. Buysse:	Yes
Mr. Smith:	Yes

Privilege of the floor was offered.

Jill Stover said she had talked to Mr. Ferebee a couple months ago informing him that she is renovating their Airstream trailer into a yarn shop. She said her question to the Board is whether she can park this “shop” on Town land. She said she would be joining the Farmers’ Market next year, but was too late for this year.

Mr. Ferebee responded that the Town has no vending permits and said it would be up to the Town Board.

Mr. Smith asked about liability insurance.

Mr. Ferebee said he would have to check with the Town’s liability insurance carrier to see what they say. He also said that Ms. Stover would need to carry liability insurance.

Mr. Biesemeyer asked Ms. Stover what location she was interested in.

She responded by saying the site of the old highway garage and the Holt House.

Mr. Smith asked if she was just talking about weekends, she said she was not sure yet.

Mr. Martin said the Town Board would need to be careful not to set a precedent.

Mr. Ferebee told Ms. Stover that if she was looking at private property she would be good to go, he again said he would check with the Town’s insurance carrier.

Mr. Martin said if the Town Board decides to allow it, there would have to be certain areas allowed, he said safety would determine the areas.

Mr. Ferebee told Ms. Stover that he would check into the insurance and let her know.

Ms. Stover went on to show a picture of the shop and said she was calling it “Yarn Stream”.

Pete Fish was present to speak to the Board about assessments and grievance day. He said the word for tonight was “disappointment”.

He began by saying that his wife, Carolyn, had come to the Town Board Meeting a couple months ago with her research using true comparables to say that the Assessor was making comparables with houses 20 or 30 years newer than theirs.

He said they are not sure they can stay here. He said his first visit here was to climb Mt. Marcy in 1959, he said he had now climbed it 777 times. He said he is very fond of

the area and had hoped to live out his years here. He said he would like to stay but Carolyn wants to move away.

He said he is concerned about the arbitral and whimsical things that the Assessor has done. He said he thinks she has opened a can of worms that she can't handle. He said they may be at odds because they have always grieved. He said his family has been in the States since before the Revolution and said he still believes this is a case of "taxation without representation". He said he feels the Town may have a remarkable jewel here, but they may need to leave it.

He explained that he has two contiguous parcels, equaling 7/10 combined with a house on each. He said they used to be assessed as one parcel, but the Assessor has the option to assess each one separately which she did this year. This means each parcel is assessed as a primary lot at 1 acre each.

Mr. Martin asked for clarity on combining. Again, Mr. Fish said that the Assessor says she has the option to split them apart.

Mr. Ferebee told Mr. Fish that the Town doesn't want to lose them, he said they are working as a Board and said that they feel the pain. He said he hopes that common ground can be found by the end of the grievance process.

Mr. Fish said that someone had commented to him that this could create an exodus from the area. He said that he and his wife are looking into their options.

Mr. Ferebee said that hopefully there would be a more favorable end next week.

The next discussion, which was initiated by Mr. Martin, was in regards to public water.

Mr. Martin spoke about the need for private water lines to have 2 shutoffs so that Ryan Hall could shut water off at the water main and there would still be a valve for the "bleed back". He said that before the new water project was put in that is what everyone had saying that the Dept. of Health does not allow that anymore.

Mr. Ferebee said that the Town uses a policy of not turning water on unless someone is present for the property owner.

Mr. Buysse suggested that a verbal request should be permission enough to shut off or turn water on.

Again, Mr. Ferebee stated that the Town doesn't turn on water without someone for the property owner being there.

Mr. Martin discussed bleed back in the line and suggested that maybe the need and installation of a second shutoff could be handled on an individual basis. He went on to say there are two different kinds of shut offs.

Mr. Buysse said he felt the need for a second shut off is the property owner's responsibility.

Mr. Martin said that the State is doing a great job on the bridge constructions keeping the traffic moving.

He did say, however, that if the Johns Brook Bridge goes to one lane traffic before the other two bridges are back to two lane traffic there will be a problem.

Mr. Ferebee gave an update on the Transfer Station wall replacement.

He said that although the engineer had suggested a sheet pile wall, the County just installed a stackable block wall in Moriah. He said he was going to meet with Jim Dugan tomorrow at the Transfer Station to see about using stackable block there. He said at least the project is moving forward.

Mr. Ferebee explained to the Town Board the flower boxes on the bridges.

He said that the Keene Business Association has dissolved and had money left in their fund. He said that they paid for the baskets at the hardware store and paid Rob Hastings for the flowers for the AuSable River bridge in Keene.

He said that the American Legion had done the same for the boxes on the bridge on Cemetery Lane near the Veterans Memorial.

He said that one box came up missing on the Keene bridge saying it was later found in the river. He said that Kristy Farrell at Cedar Run Bakery paid for the replacement.

Resolution No. 132 – 16

Mr. Buysse offered a resolution and moved its adoption. Be it resolved, at their request, permission be given to the Keene Valley Neighborhood House to use Marcy Field on Sunday, July 17<sup>th</sup> to hold their annual Golf Ball Drop. This resolution was seconded by Mr. Biesemeyer.

Roll Call Vote:

Mr. Ferebee: Yes  
Mr. Martin: Yes  
Mr. Biesemeyer: Yes  
Mr. Buysse: Yes  
Mr. Smith: Yes

Resolution No. 133 – 16

Mr. Biesemeyer offered a resolution and moved its adoption. Be it resolved, that the Town Board approve Resolution No. 133-16, a Resolution Transferring Funds. This resolution, in its entirety, is attached to and made a part of these minutes. This resolution was seconded by Mr. Smith.

Roll Call Vote:

Mr. Ferebee: Yes  
Mr. Martin: Yes  
Mr. Biesemeyer: Yes  
Mr. Buysse: Yes  
Mr. Smith: Yes

Resolution No. 134 – 16

Mr. Ferebee offered a resolution and moved its adoption. Be it resolved, that the Town Board approve Resolution No. 134 – 16, a Resolution to Amend the 2016 Budget. This resolution, in its entirety, is attached to and made a part of these minutes. This resolution was seconded by Mr. Buysse.

Roll Call Vote:

Mr. Ferebee: Yes  
Mr. Martin: Yes  
Mr. Biesemeyer: Yes  
Mr. Buysse: Yes  
Mr. Smith: Yes

Mr. Ferebee gave an update on the State and Municipal Facilities Program (SAM) grant that he applied for for grant funds to expand the Community Center. He said the Town has been awarded \$100,000 for this project saying this grant is administered by DASNY through Betty Little's Office. He said we would be into 2017 before we saw movement. He said he would like to move forward with the paperwork, with the Town Board's approval. The Board discussed coming up with a plan. Mr. Ferebee informed them that a B.A.N. would need to be taken out and that the project would be reimbursed after the money is spent.

Resolution No. 135 – 16

Mr. Buysse offered a resolution and moved its adoption. Be it resolved, that the Town Board give authorization for Mr. Ferebee to move forward with the State and Municipal Facilities Program grant. This resolution was seconded by Mr. Biesemeyer.

Roll Call Vote:

Mr. Ferebee: Yes  
Mr. Martin: Yes  
Mr. Biesemeyer: Yes  
Mr. Buysse: Yes  
Mr. Smith: Yes

Mr. Ferebee said he had a note regarding the Library written by Robin Lawrence that he had been asked to read at the meeting.

The note was on behalf of Library patrons thanking the Library Board Members and Lisa Smith for keeping the library going while Marcy LeClair was out ill. A special thanks was made to Genny Quinn, from the Library Board, who went above what was expected in tasks she did during this time.

Mr. Martin said he had met with Janet Hall at the “new” historical room. He said she is pleased with the room for a display area. He said that not much needs to be done to get her moved into this space.

Mr. Ferebee said it is a good room, but explained that a retainer wall will need to be put in to make a hallway so the Library has egress ability. He said he will be conversing with Janet on the renovations.

Mr. Ferebee said that he wanted to mention the good relationship that he has with the Highway Department. He said that whenever he asked for projects to be done, the Highway takes care of it. He said he wanted to thank Gary and the crew.

Gary Manley, Highway Superintendent, said that he wanted to ask the Town Board to rescind the CHIPs resolution that he presented to them on May 10<sup>th</sup> to make improvements to Airport Road. He said he would like to save this year’s CHIPs money to combine it with next year’s money to do a larger project.

#### Resolution No. 136 – 16

Mr. Buysse offered a resolution and moved its adoption. Be it resolved, that at the request of Gary Manley, Highway Superintendent, the Town Board rescind Resolution No. 119 – 16, a resolution approving the Town’s Agreement to Spend Town Highway Funds (CHIPs) on improvements for Airport Road. This resolution was seconded by Mr. Smith.

Roll Call Vote:

Mr. Ferebee:	Yes
Mr. Martin:	Yes
Mr. Biesemeyer:	Yes
Mr. Buysse:	Yes
Mr. Smith:	Yes

#### Resolution No. 137 – 16

Mr. Smith offered a resolution and moved its adoption. Be it resolved, that at the request of Gary Manley, Highway Superintendent, The Town Highway Department carry over this year’s CHIPs funds to combine it with next year’s funds. This resolution was seconded by Mr. Biesemeyer.

Roll Call Vote:

Mr. Ferebee:	Yes
Mr. Martin:	Yes
Mr. Biesemeyer:	Yes
Mr. Buysse:	Yes
Mr. Smith:	Yes

#### Resolution No. 138 – 16

Mr. Biesemeyer offered a resolution and moved its adoption. Be it resolved, that the Town Board accept the Supervisor’s Monthly Financial Statement for April, as presented, and have it placed on file with the Town Clerk. This resolution was seconded by Mr. Martin.

Roll Call Vote:

Mr. Ferebee:	Yes
Mr. Martin:	Yes
Mr. Biesemeyer:	Yes
Mr. Buysse:	Yes
Mr. Smith:	Yes

#### Resolution No. 139 – 16

Mr. Biesemeyer offered a resolution and moved its adoption. Be it resolved, that the Town Board approve the following bills for payment, including those that were prepaid. This resolution was seconded by Mr. Martin.

Roll Call Vote:

Mr. Ferebee:	Yes
Mr. Martin:	Yes
Mr. Biesemeyer:	Yes
Mr. Buysse:	Yes
Mr. Smith:	Yes

Multi-Fund Vouchers numbered 325 to 365, totaling \$27,199.27, as follows;

General Fund	- \$14,802.62
Highway Fund	- 7,096.86
Library Fund	- 313.43
Water District #1	- 2,447.36
Water District #2	- 2,539.00

Resolution No. 140 – 16

Mr. Smith offered a resolution and moved its adoption. Be it resolved, that with all business having been transacted, this meeting be adjourned. This resolution was seconded by Mr. Ferebee.

Roll Call Vote:

Mr. Ferebee:	Yes
Mr. Martin:	Yes
Mr. Biesemeyer:	Yes
Mr. Buysse:	Yes
Mr. Smith:	Yes

The meeting was adjourned at 7:46 PM.

Ellen S. Estes, Town Clerk  
June 21, 2016

William B. Ferebee, Supervisor  
Paul R. Martin, Councilman  
Robert M. Biesemeyer, Councilman  
Michael J. Buysse, Councilman  
Jerry D. Smith, Councilman