

November 8th, 2012

The regular meeting of the Town Board was held on Thursday, November 8th, 2012 with the following members present: Richard Rowland, Supervisor; Thomas Kinsella, Daniel Cochran and Walter E. Chandler, Councilman. Daniel Pemrick was absent. Also present was Town Counsel Mark Schachner, Town Highway Supt. Walter Barss and 4 residents.

The Board met as the Board of Health at 7:20 PM.

99 Wilsey Road - Supervisor Rowland reviewed the report from the Code Enforcement Officer dated 11/8/2012. The Highway Department had installed a fence around the perimeter of the pool. Highway Supt. Barss stated that the cost to erect the fence was \$841.07. Town Clerk directed to forward information to County Real Property to be added to next tax bill.

4422 & 4424 Route 9N - Supervisor Rowland advised that the Highway Department has demolished the unsafe building and removed all the debris from the property. Highway Supt. advised that there were at least 2 full containers with nothing but household garbage. A total of 75+ tons of refuse was removed from the site. The total cost for demolition and removal was \$17,611.37.

RESOLUTION # 141 – Demolition of Unsafe Building – 4422 & 4424
Route 9N

Motion: Cochran, C.

Seconded: Kinsella, C.

RESOLVED, That as directed by the Town Board, the Highway Department has demolished the unsafe structure at 4422 & 4424 Route 9N and removed all the refuse and debris from the property, and

FURTHER RESOLVED, That the Town Clerk be directed to forward the necessary information to Saratoga County Real Property for the costs incurred by the Town to be assessed against the property with the next Town Tax Bill.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

A public hearing opened at 7:25 PM for the purpose of hearing public comments on the Preliminary Budget for the year 2013. Clerk presented proof of legal publication. Supervisor Rowland stated that the local law has been adopted to allow the Board the option of overriding the 2% tax cap. This would enable the Board to take a smaller amount out of the reserve funds. Supervisor Rowland reviewed the changes made to the budget from last year. The Town Historian salary has been increased to compensate for the additional work that is now being done in that office. For the ambulance squad, there was a percentage increase in the proposal submitted last year. This would increase the fee to \$53,000., up from \$50,000. They are presently experiencing about 1 call per day in Greenfield. The number of hours for the Assessor Clerk has been increased bringing that position up to a more full time position with an addition of duties. A part time clerical position has been added to assist the Bookkeeper, Assessor and Building Departments. This would provide backup and support, especially for the Bookkeeper. A full time maintenance position was added to the Parks Department. Previously there were 2 full time positions which were decreased to one full time and a part-time seasonal. There is too much work for 1 person to take care of in the

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Parks, Town Hall and Community Center. The proposed budget also includes some medical plan changes for the employees. In the past employees have received periodic raises which have not kept pace with the cost increases in the medical plans. This year the Town is proposing a more moderate sharing plan for the cost of insurance, 80% by the Town and 20% by the employee. There will be no raises. Supervisor Rowland added that the proposed budget was again a very bare bones budget. The budget will allow the Town to maintain just a Highway Tax and there will be no Town Tax again this year. The proposed budget would mean an increase to the average home in Greenfield of about \$30.00 to \$40.00 for the year. Al Janik, King Road stated that the Supervisor had answered a lot of the questions he had regarding the budget. He noted that the proposed budget was going to take approximately \$400,000. out of the unappropriated fund balances. He questioned when the Board was going to stop taking money out of the fund balances. He stated that it was getting close to the point where he would be concerned that there was not enough left in the fund balances to deal with an emergency situation. Mr. Janik stated that as he mentioned last year, he felt that the Parks Budget should be part of this document and he would like to be able to comment on it. Mr. Janik stated that his big issue was with the change in medical coverage. He believed that in the employee manual it outlined as to who would pay what amount for medical coverage. He asked if the manual had been changed. Supervisor Rowland stated that the Board was waiting to make a final determination regarding what they were going to provide in the budget prior to making the updates to the employee manual. Mr. Janik felt that this was a pretty dramatic increase in the share of the medical expenses covered by the Town and that it was a big ticket item. There being no further comments either pro or con, the hearing was closed at 7:35 PM.

The regular meeting was called to order at 7:36 PM and opened with the pledge to the flag. On motion of Chandler, C. and seconded by Kinsella, C., the minutes of 10/11/2012 and 10/22/2012 were approved as submitted by all Board members present.

Notification from Tinney's Tavern, Inc. of their intention to renew their liquor license.

Check from Eva Sara David LLC for \$500.00 for Open Space/Parks & Recreation Fees.

Notice of Public Hearing from the Saratoga County Sewer District to consider the proposed sewer rates for the year 2013.

Albert Clarke provided the Board with a picture of the Lincoln-Eddy Cemetery upon completion of tombstone renovation work that the Board had granted him permission to do.

Renewal Letter of Credit for SAS Holdings for Moss Creek. The Letter of Credit will now expire November 2013.

Town Insurance - Dave Meager, Town Insurance Agent, was present and provided the Board with an overview of the proposed insurance coverage for 2013. The Town elected to go with NYMIR (New York Municipal Insurance Reciprocal) a few years ago who at the time was able to provide insurance for 30% less than the expiring premium. This group was formed to write insurance for public entities and they are able

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to keep their rates stable from one year to the next. The premium cost for next year will be 1 ½% higher than this year, but is still lower than it was 2 years ago. Mr. Meager gave an overview of the coverage. All Town properties are covered at replacement costs with blanket coverage which means that in the event of lose the Town would actually have up to the blanket limit of \$6,500,000. The values have been raised 3% from last year. Replacement cost is written for any items that are 10 years old or newer and they include the dump trucks. Important to make sure that the value's are correct for all the pieces of equipment issued. Any item over 10 years should reflect depreciated value. Kinsella, C. asked if the premium would be lower if the deductible was raised on some of the items listed in the automobile portion of the policy. Mr. Meager will provide the Board with information regarding raising the deductibles. Supervisor Rowland stated that Mr. Meager has been the Town insurance agent for the past 30 years. This will be the 4th year that we will be covered by NYMIR. Supervisor Rowland stated that he has been very confident with both and any questions or issues that needed to be resolved have been taken care of immediately. He would like the Board to consider a resolution that would assure both the Town Board and Mr. Meager that they would be willing to commit to a business relationship for the next 3 years. There are out clauses that would allow the Board to get out of this agreement at anytime it was deemed appropriate to do so. The Town would continue to go through the annual review process, however they would not be looking to hire a new company each year. Supervisor Rowland stated that experience has been that there have been minimal increases or decreases to the premiums and he felt that it would provide for more stability. Mr. Meager added that professional risk managers would never say that you should bid professional services each year. It does not allow you to establish a relationship with a company. He noted that there are several others Towns that are doing the same thing and the County has been on a 3 year cycle for as long as he could remember. The Board is not considering doing anything that it unusual.

RESOLUTION # 142 – Multi-Year Insurance Award

Motion: Chandler, C.

Seconded: Cochran, C.

WHEREAS, the Adirondack Trust Insurance Agency has been the insurance agent for the Town's property-casualty insurance for the past 30 years, and

WHEREAS, said agency has offered superior service and advice to the Town and has marketed the insurance on a regular basis for the Town's benefit, and

WHEREAS, the proposal for the policy period 1/1/13 – 14 from said agency has shown an increase of under 2% even though coverage has been increased,

BE IT RESOLVED, that the Town of Greenfield hereby accepts the agency's property-casualty proposal of \$48,451.05 through NYMIR for the upcoming year, and

BE IT FURTHER RESOLVED, that the Town of Greenfield expresses its intention to make this award for a three year period as long as premiums remain stable, and

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BE IT FURTHER RESOLVED, that the Town of Greenfield reserves the right to rescind this multi-year award at any time it is deemed appropriate for the Town to do so.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

RESOLUTION # 143 - Adopt 2013 Town Budget

Motion: Chandler, C.

Seconded: Kinsella, C.

WHEREAS, the Town Board has met at the time and place specified in the notice of public hearing on the preliminary budget and heard all persons desiring to be heard thereon, NOW THEREFORE BE IT

RESOLVED, That this Town Board does hereby adopt said preliminary budget as finally compiled, as the annual budget for the year 2013, and that such budget as so adopted be entered in detail in the minutes of the proceedings of the Town Board, and be it

FURTHER RESOLVED, That the Town Clerk of the Town shall prepare and certify a copy of said annual budget as adopted pursuant to section 202A, Sub.2 of the Town Law and deliver thereof to the Supervisor and to the County Board of Supervisors.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

Peter Barber Zoning Referral – Mr. Barber stated that his survey map has now been completed. There was a small lot adjustment that was made that and he had to go through the planning process - .62 acre adjustment to a 50 acre parcel. He will be back at next months meeting and hopefully everything will be in place by then.

Ambulance Committee - Kinsella, C. stated that they have been meeting twice a month and working on gathering information from other agencies and toured several facilities. A public informational meeting has been scheduled for November 15th, 2012 at 7 PM here at the Town Hall. A notice has been placed in the Pennysaver and on the Town website. They will present a short slide presentation and solicit input from the public. Supervisor Rowland stated that Kinsella, C. has established a survey form which has been forwarded to Empire, who thought it was a good idea. The survey is very generic so that we are not in violation of any Hippa laws and will be returned to the Town.

RESOLUTION # 144 - Community Center Use Request

Motion: Chandler, C.

Seconded: Kinsella, C.

RESOLVED, That the Town Board hereby authorizes the following group to use the Community Center for the regular meetings:

Girl Scout Troop # 3053 - 1st & 4th Tuesday from 4 PM to 6:30 PM –
November to June

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

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RESOLUTION # 145 – Declare Portion of Barney Road as Seasonal Road

Motion: Cochran, C.

Seconded: Chandler, C.

RESOLVED, That in accordance with Town Highway Law, the portion of Barney Road from the end of the blacktop to the Town Line with the Town of Providence be declared a seasonal highway from November 15th, to April 15th.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

RESOLUTION # 146 – No Parking on Highways – Snow Removal

Motion: Cochran, C.

Seconded: Kinsella, C.

RESOLVED, That the Town Clerk be instructed to advertise that the period between November 1st and April 15th shall be designated as the “Snow Removal Period” and there shall be no parking on a Town highway or public right-of-way during this time.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

Supervisor Rowland mentioned to the Board if they had not done so, they needed to go to the new Town website. He thought that it was excellent and that it had a bunch of new features that we were not able to offer before. Residents can sign up for email notifications and received minutes, newsletters, emergency alerts, youth events, etc. He stated that the Town Clerk has spent a lot of time working with BAS to upgrade the website and learning how to operate it.

Speed Limit Request - Supervisor Rowland stated that the Board had received a request for a speed reduction on Middle Grove Road. The section of Middle Grove Road runs through 3 Towns – Providence, Galway and Greenfield. The Town of Providence has already passed a resolution and forwarded it to the County. The request is being made for the entire length of the road starting at the hamlet of Middle Grove running out to State Route 29 to be reduced to 40 mph.

RESOLUTION # 147 – Approve Speed Reduction Request

Motion: Kinsella, C.

Seconded: Cochran, C.

RESOLVED, That the Town Board hereby requests a speed limit reduction on County Road #21 (Middle Grove Road) from 55mph to 40 mph from the hamlet of Middle Grove out to State Route 29.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

RESOLUTION # 148 – Transfer of Funds

Motion: Kinsella, C.

Seconded: Cochran, C.

RESOLVED, That the Supervisor be authorized to make the following transfer of funds:

\$ 7,560.06	From	A4540.4	to	A5132.4
4,094.64	From	A7550.4	to	A7140.4

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\$ 4.20	From	A8010.2	to	A8010.4
3,150.00	From	A1355.4	to	A1440.4
1,352.06	From	A7520.4	to	A8160.4
309.23	From	A1630.4	to	A1630.1
4,410.16	From	DA5142.4	to	DA5112.2
184.65	From	DA5140.4	to	DA5120.4
925.43	From	CR7110.48	to	CR7110.47
16.93	From	CR7110.45	to	CR7180.41
115.16	From	CR7180.43	to	CR7180.4
1,940.17	From	CR1990.4	to	CR7110.46
3,391.35	From	CR9050.8	to	CR7110.2
669.45	From	CR1990.4	to	CR7180.1
1,033.56	From	CR9055.8	to	CR7180.2
825.32	From	CR9050.8	to	CR7180.42
629.43	From	CR9050.8	to	CR7110.42
721.51	From	DA5142.4	to	DA5110.4

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

RESOLUTION # 149 – Authorizing Settlement of Article 7 Real Property
Case Filed by William Bokus

Motion: Cochran, C.

Seconded: Chandler, C.

WHEREAS, William Bokus filed a 2012 Article 7 Real Property Assessment Review case against the Town of Greenfield concerning the following three parcels located on Mill Road:

<u>Address</u>	<u>Tax Map Number</u>
24 Mill Road	164-1-54
29 Mill Road	164-1-38.1
30 Mill Road	164-1-31

And

WHEREAS, the Town Board has reviewed the case and proposed settlement terms with Town Counsel; and

WHEREAS, the Saratoga Springs City School District has intervened in the case and its approval is also required for settlement; and

WHEREAS, the District's counsel believes the School Board will approve the proposed settlement,

NOW, THEREFORE, BE IT RESOLVED, that the Greenfield Town Board hereby approves the settlement of the 2012 Article 7 assessment case filed by William Bokus in accordance with the following revised assessment schedule:

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<u>Parcel</u>	<u>Current Assessment</u>	<u>Revised Assessment</u>
164-1-54	\$190,800	\$190,800 (no change)
164-1-38.1	\$19,000	\$10,750
164-1-31	\$80,000	\$50,000

And

BE IT FURTHER RESOLVED, that no refunds shall be paid in connection with the reductions in assessments set forth above, and

BE IT FURTHER RESOLVED, that in compliance with NYS Real Property Tax Law Section 727, the Revised Assessments on the parcels listed above shall be the Final Assessments on these parcels on the Town's Assessment Rolls for 2013, 2014 and 2015, subject to exceptions provided for by law, and

BE IT FURTHER RESOLVED, that the Town Board further authorizes and directs the Town Supervisor, Town Assessor and/or Town Counsel to execute settlement documents and take any additional steps necessary to effectuate the proposed settlement in accordance with the terms of this Resolution.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

Monthly Reports were submitted by Building Department, UDAG (Sept. & Oct.), Highway Supt., Town Clerk, Town Justices & Supervisor.

RESOLUTION # 150 - General Bills

Motion: Cochran, C.

Seconded: Chandler, C.

RESOLVED, That General Bills # 560 to # 605 in the amount of \$32,906.41 be paid, subject to audit.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes; None

Absent: Pemrick

RESOLUTION # 151 – Park Bills

Motion: Cochran, C.

Seconded: Chandler, C.

RESOLVED, That Park Bills # 299 to # 327 in the amount of \$19,603.11 be paid, subject to audit.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

RESOLUTION # 152 – Highway Bills

Motion: Cochran, C.

Seconded: Kinsella, C.

RESOLVED, That Highway Bills # 251 to # 282 in the amount of \$55,616.17 be paid, subject to audit.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

Brookhaven Park - Supervisor Rowland reported that the rotted pavilions have been removed from the park area. The stumps have been removed and the ground has been leveled off. Highway Supt. Barss added that they knocked out 1 pillar and the whole

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building shifted. When they knocked out the next one the entire building collapsed. The building was completely rotted. Highway Supt. Barss will work with insurance agent to have the buildings removed from the policy.

Loader - Highway Supt. Barss stated that he mentioned at the agenda meeting the possibility of upgrading the loader to the new K Model. It would have new emissions and safety features. The fuel economy would be much better. It would cost \$15,000. with our trade in to upgrade to this new model. They are actually giving the Town \$5,000. more for the loader than they paid for it on State Contract. The current loader has 600 hours on it. Highway Supt. Barss stated that he would pay for it out of his 2013 equipment budget, however he would have to borrow the money from the reserve fund now and put it back in there after the first of the year.

RESOLUTION # 153 – Approve Purchase of New Loader

Motion: Cochran, C.

Seconded: Chandler, C.

RESOLVED, That the Highway Supt. be authorized purchase a new K Model Cat Loader at the cost of \$15,000. plus trade in of 950H CAT Loader.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

On motion of Chandler, C., and seconded by Cochran, C., the meeting was adjourned at 8:25 PM.

Town Clerk