

**Town of Ancram
Town Board
Regular Meeting
March 16, 2017**

Present: Supervisor Arthur Bassin Councilman Hugh Clark
 Councilwoman Madeline Israel Councilman David Boice
 Town Clerk Monica Cleveland

The regular meeting of the Ancram Town Board was called to order at 7:00 pm by supervisor Arthur Bassin with a salute to the flag.

Culverts

Colleen Lutz began the culvert committee report. This included slides about the Pats Road project. Colleen showed where the culvert planned for installation on Hall Hill will be placed. A second presentation was given regarding climate change and the effect of more rainfall on the current culverts. Councilman Boice asked why each of the culverts had been chosen. He felt that just down the road from the culvert being replaced is another pipe which is in far worse shape.

Further presentations were given on the North Atlantic Aquatic Connectivity Collaboration and the Hudson Estuary Watershed Resiliency Project.

There is a possible planning grant available for culverts. Colleen asked if the board wanted to go ahead with applying for planning funds.

Following the presentations, Mr. Bassin asked for comments from the town board members. Councilman Clark felt that while he has no problem with the concept he felt that the town needs to explore different culvert options. Councilman Boice said that there are reasons to fix the culverts but that he questions the choosing of the sites and the future costs to the town.

A motion was made by Councilman Clark and seconded by Councilwoman Israel to allow for the applying by the town for a planning grant. Motion carried.

CLC

A presentation was given by the Columbia Land Conservancy pertaining to the Scotland Farm acquisition. The conservancy will be in receipt of another 1300 acres in the area which will be merged with the current Round Ball Mountain conservation site. This will give the conservancy a total of 1800 acres. The closing of this took place at the end of February. The owners have committed to a pilot payment to the town in lieu of taxes. Councilman Clark questioned if there would be a map of the area for hikers. The answer was there will be along with trying to keep some privacy for the Gilmores and the piece they are retaining.

Climate Smart Task Force

A motion was made by Councilman Boice and seconded by Councilwoman Israel to approve the following resolution. Resolution carried unanimously.

Resolution #10 of 2017

Energy Benchmarking Policy Resolution

WHEREAS, buildings are the single largest user of energy in the State of New York, and the poorest performing buildings typically use several times the energy of the highest performing buildings, for the exact same building use; and

WHEREAS, this Local Policy will use Building Energy Benchmarking to promote the public health, safety, and welfare by making available good, actionable information on municipal building energy use to help identify opportunities to cut costs and reduce pollution in the Town of Ancram; and

WHEREAS, collecting, reporting, and sharing Building Energy Benchmarking data on a regular basis allows municipal officials and the public to understand the energy performance of municipal buildings relative to similar buildings nationwide; and

WHEREAS, equipped with this information, the Town of Ancram will be able to make smarter, more cost-effective operational and capital investment decisions, reward efficiency, and drive widespread, continuous improvement.

WHEREAS, the following definitions will apply:

(1) "Benchmarking Information" shall mean information generated by the Ancram Climate Smart Community Task Force (CSCTF) including descriptive information about the physical building and its operational characteristics.

(2) "Building Energy Benchmarking" shall mean the process of measuring a building's Energy use, tracking that use over time, and comparing performance to similar buildings.

(3) "Covered Municipal Building" shall mean a building or facility that is owned or occupied by the Town of Ancram that is 1,000 square feet or larger in size.

(4) "Energy" shall mean electricity, natural gas, steam, hot or chilled water, fuel oil, or other product for use in a building, or renewable on-site electricity generation, for purposes of providing heating, cooling, lighting, water heating, or for powering or fueling other end-uses in the building and related facilities, as reflected in Utility bills or other documentation of actual Energy use.

(5) "Energy Performance Score" shall mean the numeric rating generated that compares the Energy usage of the building to that of similar buildings.

(6) "Energy Use Intensity (EUI)" shall mean the kBtUs (1,000 British Thermal Units) used per square foot of gross floor area.

(7) "Gross Floor Area" shall mean the total number of enclosed square feet measured between the exterior surfaces of the fixed walls within any structure used or intended for supporting or sheltering any use or occupancy.

(8) "Portfolio Manager" shall mean ENERGY STAR Portfolio Manager, the internet-based tool developed and maintained by the United States Environmental Protection Agency to track and assess the relative Energy performance of buildings nationwide, or successor.

(9) "Utility" shall mean an entity that distributes and sells Energy to Covered Municipal Buildings.

(10) "Weather Normalized Site EUI" shall mean the amount of Energy that would have been used by a property under 30-year average temperatures, accounting for the difference between average temperatures and yearly fluctuations; and

WHEREAS, this Local Policy is applicable to all Covered Municipal Buildings as defined in item 3 above of this Local Policy; and

WHEREAS, the CSCTF may exempt a particular Covered Municipal Building from the benchmarking requirement if the CSCTF determines that it has characteristics that make benchmarking impractical; and

WHEREAS, no later than December 31, 2017, and no later than May 1 every year thereafter, the CSCTF shall enter into Portfolio Manager the total Energy consumed by each Covered Municipal Building, along with all other descriptive information required by Portfolio Manager for the previous calendar year; and

WHEREAS, for new Covered Municipal Buildings that have not accumulated 12 months of Energy use data by the first applicable date following occupancy for inputting Energy use into Portfolio Manager, the CSCTF shall begin inputting data in the following year; and

WHEREAS, the Department shall make available to the public on the internet Benchmarking Information for the previous calendar year:

- (a) no later than December 31, 2017 and by September 1 of each year thereafter for Covered Municipal Buildings; and

WHEREAS, the Department shall make available to the public on the internet and update at least annually, the following Benchmarking Information:

- (a) Summary statistics on Energy consumption for Covered Municipal Buildings derived from aggregation of Benchmarking Information; and
- (b) For each Covered Municipal Building individually:
 - (i) The status of compliance with the requirements of this Local Policy; and
 - (ii) The building address, primary use type, and gross floor area; and
 - (iii) Annual summary statistics, including site EUI, Weather Normalized Source EUI, annual GHG emissions, and an Energy Performance Score where available; and
 - (iv) A comparison of the annual summary statistics (as required by this Local Policy) across calendar years for all years since annual reporting under this Local Policy has been required for said building; and

WHEREAS, the CSCTF shall maintain records as necessary for carrying out the purposes of this Local Policy, including but not limited to Energy bills and other documents received from tenants and/or Utilities. Such records shall be preserved by the CSCTF for a period of three (3) years; and

WHEREAS, the CSCTF shall be the Administrator of this Local Policy; and

WHEREAS, the Administrator of this Local Policy may promulgate procedures necessary for the administration of the requirements of this Local Policy; and

THEREFORE BE IT RESOLVED THAT within thirty days after each anniversary date of the effective date of this Local Policy, the Administrator of the Benchmarking Policy shall submit a report to the Town Board including but not limited to summary statistics on Energy consumption for Covered Municipal Buildings derived from aggregation of Benchmarking Information, a list of all Covered Municipal Buildings identifying each Covered Municipal Building that the CSCTF determined to be exempt from the benchmarking requirement and the reason for the exemption, and the status of compliance with the requirements of this Local Policy; and

BE IT ALSO RESOLVED THAT this Local Policy shall be effective immediately upon adoption by the Town Board, and a copy of this resolution shall be provided to the Climate Smart Communities Task Force.

As for the second resolution, Mr. Bassin suggested that the Board hold off on passing the legislation until the Planning and Zoning Boards have had a chance to look it over.

The town is eligible at this point to qualify for a \$2500 grant. Councilman Clark asked if there are any strings to this. There are none and this is in a way payback to the town for adopting the first resolution. It is a milestone payment.

Fire Chief

Mr. Boice said it had been an exceptionally busy month. The burn ban is effect at this time. The company has had four calls for brush fires so far this year. He also cautioned that if a person sees wires down to please keep a safe distance.

Supervisors Report

1. Financial Report – Another normal month. Received sales tax of \$70,000 for 4Q16 from the County, and an additional \$57,000 in culvert grant funds. Cash on hand at month end was \$1.589.
2. Highway
 - a. Houghtaling Property – Highway Superintendent Jim Miller has received a quote for total demolition of this property assuming asbestos of \$21,500. Recommend we accept this proposal.
 - b. Hall Hill culvert – We have started planning for the implementation of the Hall Hill culvert, which will be done next summer. Hall Hill will be a concrete culvert installation similar to the Pat's Rd project.
 - c. Snyder Rd - We are in the process of comparing the DEC recommended open bottom concrete culvert solution against a larger pipe option. Jim Miller favors using a larger pipe, as the Highway Department will be able to do the work in less time (a few days) and at a lower cost (probably under \$5000) than if we install another concrete culvert using outside resources at a cost of over \$100,000 and two to three weeks of work.
 - d. Culvert Committee – Colleen Lutz will be giving us an update at the 3/16 TB meeting on progress to date, where things are and what the plans are going forward.
 - e. Dirt roads – Weather related damage to some dirt roads has been severe in the last 60 days. If the weather pattern of the last few months persists and we get snow followed by warm winter weather, the only way to keep some of our dirt roads passable may be to pave them.
3. Planning/Zoning Alternate law – Public hearing scheduled for 3/16 at 6.45. We will consider it for adoption in April or May after County Planning Board review.
4. National Historic District Designation – Ancramdale process will start in the next month or so.
5. FAC Audit – FAC should complete its audit of 2016 town books and records by the end of March.
6. CSCTF - We have proposals to from the CSCTF to consider adopting an energy benchmarking policy, the NYS unified solar permit process and provide energy code training to the Building Department and planning board staff & members.

7. County – Priorities include broadband expansion, housing, opioid epidemic, CGCC plan, fire training facility, new sewer line from Commerce Park to Greenport. County financial situation appears to be getting stronger.

A motion Was made by Councilman Boice and seconded by Councilwoman Israel to approve the expenditure of \$21,700 for the removal of the house structure on the old Houghtaling property recently acquired by the town highway department. Motion carried.

Mr. Miller, who was absent from the meeting, has expressed to Mr. Bassin and the board previously that the department is in need of a new side mower for the John Deere tractor. Mr. Miller will use unexpended funds from the previous year to pay for this.

Mr. Bassin reported that the monument committee chair James MacArthur is looking at other town monuments and is thinking about going in the direction of the Hillsdale monument for the town hall.

A motion was made by Councilman Clark and seconded by Councilwoman Israel to send the Alternates law to the County Planning Board for review. Motion carried.

The board decided to further discuss the disability insurance at the next meeting. One of the options is for the town to pay for the full time employees and not the elected officials or the part time employees.

A motion was made by Councilman Boice and seconded by Councilman Clark to approve the warrant and pay the bills. Motion carried.

A motion was made by Councilwoman Israel and seconded by Councilman Clark to approve the minutes of the previous meeting and have them placed on the record. Motion carried.

Mr. Bassin announced that an email about the summer youth program and the pool will be going out this week.

Mr. Boice said that Taconic Hills will be closing their pool for maintenance this summer and that Hillsdale would like to use Ancram's Pool. The Camp/Pool committee will discuss this.

A question was raised about the consolidating of town Charter Cable contracts at the County level. Mr. Bassin answered that when Charter contracts are renewed at the Town level going forward the County will coordinate the negotiations and move all towns to a standard agreement and term.

There being no more business, there was a motion made by Councilman Clark and seconded by Councilwoman Israel to adjourn the meeting. Motion carried.

Respectfully submitted by,

Monica R. Cleveland
Ancram Town Clerk