

Town of St. Armand  
Tuesday September 17, 2024  
Public Hearing – Unsafe or Dangerous Building and Wastewater Disinfection – 6:30 pm  
Regular Board Meeting – 6:30 pm

*These Minutes were approved by the St. Armand Town Board on October 16, 2024.*

A Public Hearing and Regular Board Meeting was conducted on the above date and time via webinar and in person at the Town Hall, Bloomingdale, NY. The Meeting was advertised and made available to the public.

**BOARD MEMBERS PRESENT:**

Town Supervisor Davina Thurston, Deputy Supervisor Karl Law, Councilperson Donna Whitelaw, Councilperson Sheridan Swinyer and Councilperson JP O’Neil were all in attendance.

*A quorum of the Board was in attendance.*

**TOWN EMPLOYEES PRESENT:** Water Superintendent Jonathan Neilson, Wastewater Superintendent Joshua Woodruff, Water and Sewer Clerk Barbara Darrah, Town Clerk Shauna Manning, Code Enforcement Officer Rodger Tompkins and Attorney William Tanzi.

**EXCUSED:** Highway Superintendent Douglas Snickles

**GUESTS FROM THE COMMUNITY:** Troy Delancett and Rickey Lowndes from the community. Josh Colby and Don Amell attended On-line.

**PUBLIC HEARING**

Town Supervisor Davina Thurston called the Public Hearing to order at 6:30pm and asked all to join in the Pledge of Allegiance. Supervisor Thurston asked Town Clerk Shauna Manning to read the Public Hearing Notice.

**NOTICE OF PUBLIC HEARINGS:** Read by Town Clerk Shauna Manning:

**1.) UNSAFE BUILDING OR STRUCTURES**

**NOTICE OF UNSAFE OR DANGEROUS BUILDING PURSUANT TO TOWN OF ST. ARMAND LOCAL LAW #2 FOR THE YEAR 2020**

**TO:** The ESTATE OF WILFRED I. SKIFF, owner of buildings located at 4 Union Lane, Town of St Armand, Essex County, New York, more particularly described as Town of St. Armand Tax Map No. 13.57-4-3.100; and  
**TO:** ROSE M. LOWNDES, owner of buildings located at 4 Union Lane, Town of St Armand, Essex County, New York, more particularly described as Town of St. Armand Tax Map No. 13.57-4-3.100; and  
**To:** RICKY L. LOWNDES, owner of a structure located at 8 Union Lane, Town of St. Armand, Essex County, New York, more particularly described as Town of St. Armand Tax Map No. 13.57-4-3.200; and  
**PLEASE TAKE NOTICE,**

- 1.** The Town Board of the Town of St. Armand, Essex County, has determined that the buildings alleged to be owned by you and located at 4 Union Lane and 8 Union Lane respectively are in an unsafe and in a dangerous condition as to the public and has directed that said structures be demolished and removed as hereinafter stated, and further take notice:
- 2.** Pursuant to Resolution of the Town Board of the Town of St. Armand dated August 20, 2024, you are hereby directed to show cause why the structures located on 4 Union Lane and 8 Union Lane should not be demolished and removed by the Town of St. Armand and to show cause why any costs associated therewith including legal costs should not be levied against the real property taxes to the respective premises above recited
- 3.** Notice is hereby given that the Town of St. Armand will conduct a Hearing on this matter on the 17th day of September, 2024 at 6:30 pm to consider this matter and to hear any objections which you may have thereto and in particular with respect to matters pertaining to the dangerous and unsafe conditions of said buildings. Said Hearing will be held at 6:30 pm at the Town of St. Armand Offices located in the Town Hall, 1702 NYS Route 3, Bloomingdale, NY. You are invited to attend such Hearing and present evidence on your behalf should you so desire.
- 4.** That in the event that you neglect or refuse to comply with this Order and Notice, the Town Board is authorized to provide for the structures demolition and removal, to assess all expenses thereof against the land on which it is located and to institute a special proceeding to collect the costs of demolition, including legal expense.
- 5.** A copy of this Notice shall be filed in the office of the Essex County Clerk.

AS TO ALL OF WHICH you are hereby given notice as of this 20th day of August, 2024

Shauna Manning  
Town Clerk

Supervisor Thurston stated we were here to discuss the unsafe house and barn located at 4 Union Lane. The house was damaged by a fire on May 7, 2024. Code Enforcement Officer Rodger Tompkins presented his findings regarding 4 Union Lane house and barn. He stated both structures are unsafe and present a clear and present danger to the public. CO Tompkins further stated 8 Union Lane was not an unsafe structure however it is unfit for human habitation in its current

form. CO Tompkins presented his statement of findings on 8 union lane. Discussion ensued. Supervisor Thurston asked Ricky Lowndes to speak on his behalf regarding 8 union lane. Ricky stated he planned to make repairs as he had money to do so. CO Tompkins stated he had spoken to Ricky many times over the past few months asking him to obtain a building permit for such repairs. Rickey stated he did not have the money for a building permit. The Board members present discussed this concluding that if Ricky did not have \$50 for a building permit he would be unable to fund repairs that will cost thousands of dollars. Discussion ensued. Attorney William Tanzi directed the board to follow the St. Armand unsafe Structure Local Law and the recommendations of Code Enforcement Officer Tompkins. Further discussion ensued. The Town Board decided that the house and barn at 4 Union Lane would need to be demolished as soon as possible. If the current owners do not comply the Town will be responsible for the demolition and all such expenses will be levied on the taxes per Local Law.

Discussion ensued regarding 8 Union Lane. CO Tompkins stated he had been trying to get Ricky to make the house safe, with no changes made by Ricky at all. CO Tompkins stated 8 Union Lane has no water, sewer, electrical, heat source or appropriate egress. Attorney William Tanzi stated the Town Board must take action for the safety of the individual. Discussion ensued. The town board decided that 8 Union Lane must be boarded up and inaccessible for the safety of the owner, Ricky Lowndes. The Board stated sometimes they must take action to save people from themselves.

## 2.) WASTEWATER DISINFECTION PROJECT STEP 2

### NOTICE OF PUBLIC HEARING

Sewer District No. 1 of the Town of St. Armand, Essex County, New York

PLEASE TAKE NOTICE that the Town Board of the Town of St. Armand, Essex County, New York, will meet at the Town Hall, 1702 NYS Route 3, in Bloomingdale, New York, in said Town, on September 17, 2024, at 6:30 o'clock P.M., Prevailing Time, for the purpose of conducting a public hearing relating to the proposed increase and improvement of the facilities of Sewer District No. 1, in said Town, consisting of the construction of disinfection improvements to the wastewater treatment plant, including original furnishings, equipment, machinery, apparatus, appurtenances and incidental improvements and expenses in connection therewith, at a maximum estimated cost of \$2,000,000, at which time and place said Town Board will hear all persons interested in the subject thereof concerning the same.

Such cost shall be annually apportioned by said Town Board, and the amounts so apportioned shall be levied and collected from the several lots and parcels of land deemed benefitted thereby.

Said capital project, under an Order on Consent, has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act ("SEQRA"), which it has been determined to not result in any significant environmental impacts. Copies of SEQRA compliance documentation is on file in Office of the Town Clerk where it may be inspected during regular office hours upon appointment.

Dated: Bloomingdale, New York,  
August 20, 2024.

BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF ST. ARMAND  
ESSEX COUNTY, NEW YORK

Shauna Manning  
Town Clerk

Supervisor Thurston opened with introducing Anna Reynolds. Reynolds stated that this is for the \$2 million proposed seasonal disinfection project, St. Armand is under a DEC order-on-consent requirement. Reynolds stated we're at the adoption phase of this project and this meeting the bond resolution specifically opens us up for what they like to call a line of credit. The new WQIP grant is supposed to be announced this December that the town will be Applying for.

### QUESTIONS OR CONCERNS FROM GUESTS AND STAFF

Supervisor Thurston asked those present in person and on-line if anyone had any questions, comments or concerns. There were none. Supervisor Thurston asked to adjourn the Public Hearing at 7:19 pm.

### REGULAR BOARD MEETING

Supervisor Thurston opened the Regular Board Meeting at 7:20 pm.

Supervisor Thurston then asked for the Departmental Reports.

### HIGHWAY DEPARTMENT MONTHLY REPORT

Highway Superintendent Douglas Snickles. He was excused from this meeting, but submitted the following report:

Town of St. Armand Highway Report for the September 17, 2024 Board Meeting

1. Mowed one last time.
2. Still doing some patching
3. Stained the pergola
4. Helped Town of Brighton on shouldering their road
5. We got our 100 ton of salt
6. Filled washout on River Road for County
7. Installed two pieces of playground equipment at Youth Field
8. Started hauling our sand
9. Put crusher run at firehouse for new shed
10. Not sure what we are doing for generator

There were no questions regarding the Highway report.

## WATER DEPARTMENT REPORT

Water Report for the September 17, 2024 Town Board Meeting  
Submitted by Jonathan Neilson Water Superintendent

### Water Treatment Plant Updates

1. Meter Reads, Reader swaps, Chlorine Residual Testing, Daily testing at Plant
2. Routine Ednyne Labs collected and sent out. All ok.
3. Routine Maintenance on Hydrants; flushing, lubricating, and painting is completed. Two hydrants are not functional. Repairs are needed to a few of them. 2 need top bonnets along with new gaskets etc...
4. Back Draft Damper for the WTP/Generator has been installed and is working properly.
5. DOH inspection has been completed.
6. Multiple dig safes completed

### General Maintenance

1. Picked up new town signs and non-working blower for Josh in Albany.
2. Cleaned out entire Water Treatment Garage and organized parts and tools
3. Minor repairs done in the town hall shelves/windows etc.

Water Superintendent Jonathan Neilson reported that he has flushed, lubricated and painted all of the 50 Fire Hydrants in the Town of St. Armand. Two hydrants still need to be fixed, East Main Street and across from the Dollar General in Bloomingdale. He is working on completing this task.

There were no further questions regarding the Water Report.

## WASTEWATER DEPARTMENT REPORT

Wastewater Report for the September 17, 2024 Town Board Meeting  
Presented by Joshua Woodruff, Wastewater Superintendent

1. Steve Grimm (NYRWA)- mobile pipeline inspection of underground infrastructure.
  - Inflow/infiltration
  - MH1-100 Forms
  - Collection system maintenance
2. Blower #2
  - Koester Associates
  - Siewert Equipment
3. Daily monitoring of wastewater treatment plant and pretreatment building.
4. Monthly lab to Endyne
5. Monthly DMRs to the DEC
6. Youth field lights.

Wastewater Superintend Joshua Woodruff stated Steven Grimm from NYRWA (New York Rural Water Association) came to help do some camera work. Woodruff stated this is all a part of the inspections and maintenance plan that's required to be done, as well as the MH101 forms, which Woodruff states are just manhole evaluation forms. Woodruff stated we will have to order a brand new blower, 2, which will be about \$8,000 for next year. Woodruff stated that he would also like to also install another light in between the 2 fields on Roosevelt side at the Youth Field. Woodruff said that there is a light pole that can be given to us and all we would need is an electrical company to come and put it together.

There were no questions regarding the Wastewater Report.

**WATER AND SEWER BILLING MONTHLY REPORT:**

Water and Sewer Clerk Barbara Darrah reported that as of today, the current Water and Sewer billing amount was \$24,587.27. Darrah stated that this quarter the Town of St. Armand posted 37 water shut off notices, last billing quarter there were only 14. An ALLPAID test payment was being done soon. Darrah stated by next billing quarter it should be almost ready for the new year in full swing.

**CODE ENFORCEMENT REPORT**

Code Enforcer Rodger Tompkins asked for an extension until next meeting

**TOWN JUSTICE REPORT**

Town Justice Frank Whitelaw submitted the following report for the September 17, 2024 Town Board Meeting.

St. Armand Town Court Report for August, 2024

Total fines and surcharges collected for the month of August 2024: \$1,358.29

Total collected year-to-date: \$11,862.12

Total parking fines for August 2024: \$75.00

Total parking fines year-to-date: \$375.00

**RESOLUTIONS # 67 - # 74 OF 2024**

**RESOLUTION #67 OF 2024                    AUTHORIZING RESOLUTION OF AWARD AND CONTRACT EXECUTION TO M.J. ENGINEERING AND LAND SURVEYING, P.C. AND AUTHORIZING THE EXECUTION OF AN AGREEMENT**

Councilperson Sheridan Swinyer, who moved its adoption, offered the following Resolution:

WHEREAS, the Town of St. Armand approved and issued an Request for Qualifications for the WWTP Disinfection Final Design and Construction Phase services, and

WHEREAS, The Town of St. Armand is under an Order on Consent for Seasonal Disinfection and this solicitation is required for final design related to various funding avenues, and

BE IT RESOLVED, awarding the WWTP Disinfection Final Design and Construction Phase contract to M.J. Engineering and Land Surveying, P.C., and

BE IT FURTHER RESOLVED, that Davina Thurston, Town Supervisor is hereby authorized to execute an agreement with to M.J. Engineering and Land Surveying, P.C upon negotiation of fees related to this solicitation.

This Resolution was duly seconded by Deputy Supervisor Karl Law, and adopted by Roll Call Vote as follows:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Sheridan Swinyer	AYE
Councilperson Donna Whitelaw	AYE
Councilperson JP O’Neil	AYE

Dated September 17, 2024

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Shauna Manning  
St. Armand Town Clerk

**RESOLUTION # 68 OF 2024**

**NOTIFICATION AND APPOINTMENT OF**

TOWN OF ST. ARMAND'S DEPUTY TOWN CLERK  
AND DEPUTY REGISTRAR OF VITAL RECORDS

Councilperson Sheridan Swinyer, who moved its adoption, offered the following Resolution:

WHEREAS, Barbara Darrah has retired from St. Armand Town Clerk effective August 17, 2024, and

WHEREAS, Shauna Manning was appointed the Town Clerk and Vital Statistics Registrar by Resolution 62 of 2024 on August 20th, 2024, and

WHEREAS, it is required that the Town has a Deputy Town Clerk and Deputy Registrar of Vital Records, and

WHEREAS, Shauna Manning has decided to appoint Nancy Heath as her First Deputy Town Clerk and Barbara Darrah as her Second Deputy Town Clerk, and

WHEREAS, the Town Board must appoint a First Deputy Vital Registrar

THEREFORE, LET IT BE RESOLVED the Town Board of the Town of St. Armand hereby appoints Town Clerk Shauna Manning as St. Armand's Registrar of Vital Records effective August 17, 2024 at 12:01 am through the term of December 31, 2025, and

WHEREAS, New York State requires that the Town has a Deputy Town Clerk and Deputy Registrar of Vital Records, and the Deputy Registrar of Vital Records is appointed by the Town Board, and

WHEREAS, Nancy Heath has agreed to accept the appointments of First Deputy Town Clerk and First Deputy Registrar of Vital Records, and Barbara Darrah has agreed to accept the appointments of second Deputy Town Clerk and second Deputy Registrar of Vital Records, and

WHEREAS, Town Clerk Shauna Manning hereby appoints Nancy Heath, as the First Deputy Town Clerk and First Deputy Registrar of Vital Records with Barbara Darrah, serving as Second Deputy Town Clerk and Second Deputy Registrar of Vital Records effective August 17, 2024,

LET IT BE RESOLVED, the Town Board of the Town of St. Armand hereby accepts the appointment of Nancy Heath as the Town of St. Armand's First Deputy Town Clerk and First Deputy Registrar of Vital Records and Barbara Darrah as Second Deputy Town Clerk and Second Deputy Registrar of Vital Records effective August 17, 2024 at 12:01 am.

This Resolution was duly seconded by Deputy Supervisor Karl Law, and adopted by Roll Call vote as follows:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Sheridan Swinyer	AYE
Councilperson Donna Whitelaw	AYE
Councilperson JP O'Neil	AYE

Dated: September 17, 2024

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Shauna Manning  
St. Armand Town Clerk

RESOLUTION # 69 of 2024

THE TOWN OF ST. ARMAND TOWN BOARD'S SUPPORT  
OF THE ADIRONDACK PARK'S ENDEAVOR TO INSIST  
NEW YORK STATE GOVERNMENT ENACT A SOLUTION  
TO CHANGE SURPLUS LAND NOT MEETING WILD  
FOREST DEFINITION

Councilperson JP O'Neil, who moved its adoption, offered the following Resolution:

WHEREAS, approximately 40 years ago the North Country had double the unemployment rate of the nation, and

WHEREAS, the State was in crisis, with over flowing jails, and came to the North Country seeking locations and a work force to expand the Department of Corrections to alleviate the overcrowding from the Rockefeller era drug laws, and

WHEREAS, the contraction of the Department of Correction and Community Supervision has two unintended consequences, 1) the negative impact to the economy of the affected communities, 2) buildings left empty and vacant, adding nothing to the Communities they once served, and

WHEREAS, there are potential facilities owned by the State, not used by the Department of Corrections and Community Supervision that could also be closed in the Forest Preserve Counties with the same impacts, and

WHEREAS, these closed facilities are at the whim of State Government, since 2009 when Gabriel's closed all attempts to return it to private use has failed, Gabriel's meets the Adirondack Park Agency definition of Hamlet, and

WHEREAS, by definition in Environmental Conservation Law, all State Land is considered Forest Preserve in any Forest Preserve County, which are the Counties wholly or partially within the Adirondack and Catskill Parks, and

WHEREAS, this includes all State Lands regardless of use or agency, whether the land is inside or outside the Boundaries of the Adirondack or Catskill Parks;

WHEREAS, there are now 5 facilities in five different Forest Preserve Counties, closed or announced to be closing, and

WHEREAS, two are inside the Adirondack Park, Gabriel's, Franklin County, Moriah, Essex County, two outside the Adirondack Park in Forest Preserve Counties, McGregor, Saratoga County, Great Meadow, Washington County, and One in a Forest Preserve County Outside the Catskill Park, Sullivan, Sullivan County, and

WHEREAS, these facilities do not meet the definition of Wild Forest, the least strict classification of Forest Preserve, and

WHEREAS, the loss of jobs at these facilities has a larger impact on rural Towns and Counties, than urban Towns and Counties, and

WHEREAS, these facilities cannot be sold or leased without a definition change in Environmental Conservation Law, or a Constitutional Amendment, and

WHEREAS, having these facilities revert quickly to private use, would benefit their host Towns and Counties, and be it

RESOLVED, THE Adirondack Park Local Government Review Board insists that our State Government enact a solution to quickly move surplus lands, not meeting Wild Forest definition and used previously for Administrative Use from State ownership to Private Ownership to benefit the Host Towns and Counties economically, and be it further,

RESOLVED, that a copy of this resolution be forwarded to Governor Hochul, Senators Stec, Ashby, Tedisco, Walczk, Griffo, Hinchey, and Oberacker. Assemblymembers Walsh, Woerner, Simpson, Jones, Gray, Blankenbush, Smullen, Bendett Gunther, Maher, Tague, Shrestha, and Angelino.

This Resolution was duly seconded by Councilperson Donna Whitelaw, and adopted by Roll Call vote as follows:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Sheridan Swinyer	AYE
Councilperson Donna Whitelaw	AYE
Councilperson JP O'Neil	AYE

Date: September 17, 2024

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Shauna Manning  
St. Armand Town Clerk

RESOLUTION # 70 OF 2024

BOND RESOLUTION FOR ADOPTION OF  
SEWER DISTRICT NO. 1 CONSTRUCTION OF DISINFECTION  
IMPROVEMENTS TO THE WASTE WATER TREATMENT  
PLANT IN THE TOWN OF ST. ARMAND, ESSEX COUNTY,  
NEW YORK

At a Regular meeting of the Town Board of the Town of St. Armand, Essex County, New York, held at the Town Hall in person and virtually, in Bloomingdale, NY, in said Town, on September 17, 2024, at 6:30 O'clock P.M., Prevailing Time.

PRESENT:

Town Supervisor Davina Thurston

Deputy Supervisor Karl Law

Councilperson Sheridan Swinyer

Councilperson Donna Whitelaw

Councilperson JP O'Neil

WHEREAS, the Town Board of the Town of St. Armand, Essex County, New York, has duly caused to be prepared a map, plan and report including an estimate of cost, pursuant to Section 202 b of the Town Law, relating to the proposed increase and improvement of the facilities of Sewer District No. 1 (the "District"), in the Town of St. Armand, Essex County, New York, consisting of the construction of disinfection improvements to the wastewater treatment plant, including original furnishings, equipment, machinery, apparatus, appurtenances and incidental improvements and expenses in connection therewith at a maximum estimated cost of \$2,000,000, and

WHEREAS, at a meeting of said Town Board duly called and held on August 20, 2024, an Order was duly adopted by it and entered in the minutes specifying said Town Board would hold a public hearing on September 17, 2024 at 6:30 P.M. to consider the proposed improvement of the facilities of Sewer District No. 1 in said Town, and to hear all persons interested in the subject thereof concerning the same at the Town Hall, in Bloomingdale, New York, in said Town; and

WHEREAS, notice of said public hearing was duly published and posted as required by law; and

WHEREAS, a public hearing will be duly held at the time and place set forth in said notice, at which all persons desiring to be heard will be duly heard; and

WHEREAS, said capital project, under an Order on Consent, has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, which, it has been determined, the implementation of such capital project, as such, will not result in any significant environmental impacts; NOW,

THEREFORE, BE IT ORDERED, by the Town Board of the Town of St. Armand, Essex County, New York, as follows:

Section 1. It is hereby found and determined that it is in the public interest to make the increase and improvement of the facilities of Sewer District No. 1, in the Town of St. Armand, Essex County, New York, consisting of the construction of disinfection improvements to the wastewater treatment plant, including original furnishings, equipment, machinery, apparatus, appurtenances and incidental improvements and expenses in connection therewith, at a maximum estimated cost of \$2,000,000, as described at said public hearing.

Section 2. This Order shall take effect immediately

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE

Councilperson Sheridan Swinyer     AYE  
Councilperson Donna Whitelaw     AYE  
Councilperson JP O’Neil            AYE

The Resolution was thereupon declared duly adopted.

Dated: September 17, 2024

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Shauna Manning  
St. Armand Town Clerk

RESOLUTION # 71 of 2024            BOND RESOLUTION DATED SEPTEMBER 17, 2024.A  
RESOLUTION AUTHORIZING THE ISSUANCE OF \$2,000,000  
SERIAL BONDS OF THE TOWN OF ST. ARMAND, ESSEX  
COUNTY, NEW YORK, TO PAY THE COST OF THE  
INCREASE AND IMPROVEMENT OF THE FACILITIES OF  
SEWER DISTRICT NO. 1, IN THE TOWN OF ST. ARMAND,  
ESSEX COUNTY, NEW YORK.

Councilperson Sheridan Swinyer, who moved its adoption, offered the following Resolution:

WHEREAS, the capital project hereinafter described, under an Order on Consent as proposed, has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, which, it has been determined, the implementation of such capital project, as such, will not result in any significant environmental impacts; and

WHEREAS, pursuant to the provisions heretofore duly had and taken in accordance with the provisions of Section 202 b of the Town Law, and more particularly an Order dated the date hereof, said Town Board has determined it to be in the public interest to improve the facilities of Sewer District No. 1, in the Town of St. Armand, Essex County, New York, at a maximum estimated cost of \$2,000,000;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of St. Armand, Essex County, New York, as follows:

Section 1.     The increase and improvement of Sewer District No. 1, in the Town of St. Armand, Essex County, New York, consisting of the construction of disinfection improvements to the wastewater treatment plant, including original furnishings, equipment, machinery, apparatus, appurtenances and incidental improvements and expenses in connection therewith, is hereby authorized at a maximum estimated cost of \$2,000,000.

Section 2.     It is hereby determined that the plan for the financing of such specific object or purpose is by the issuance of \$2,000,000 serial bonds hereby authorized to be issued therefor pursuant to the provisions of the Local Finance Law.

Section 3.     It is hereby determined that the period of probable usefulness of the aforesaid specific object or purpose is forty years pursuant to subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law, calculated from the date of the first bond anticipation note issued therefor. It is hereby further determined that the maximum maturity of the serial bonds herein authorized will exceed five years.

Section 4.     The faith and credit of said Town of St. Armand, Essex County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. To the extent not paid from monies raised from said Sewer District by assessments upon the properties therein benefitted thereby and as otherwise provided by law, there shall annually be levied on all the taxable real property of said Town, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 5.     Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.



Section 6. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as the Supervisor shall deem best for the interests of said Town, including, but not limited to, the power to sell said bonds to the New York State Environmental Facilities Corporation; provided, however, that in the exercise of these delegated powers, the Supervisor shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Town shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 7. Such bonds shall be in fully registered form and shall be signed in the name of the Town of St. Armand, Essex County, New York, by the manual or facsimile signature of the Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the Town Clerk.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor.

Section 9. The Supervisor is hereby further authorized, at the Supervisor's sole discretion, to execute a project financing and loan agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the specific object or purpose described in Section 1 hereof, or a portion thereof, by a serial bond issue of said Town in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 10. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the Supervisor. Such notes shall be of such terms, form and contents as may be prescribed by said Supervisor consistent with the provisions of the Local Finance Law.

Section 11. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 12. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 13. This resolution, which takes effect immediately, shall be published in summary form in the official newspaper, together with a notice of the Town Clerk in substantially the form provided in Section 81 of the Local Finance Law.

The question of the adoption of the foregoing resolution was duly seconded by Deputy Supervisor Karl Law, a roll call vote as follows:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Sheridan Swinyer	AYE
Councilperson Donna Whitelaw	AYE
Councilperson JP O'Neil	AYE

The Resolution was thereupon declared duly adopted.

Dated: September 17, 2024

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Shauna Manning  
St. Armand Town Clerk

RESOLUTION # 72 of 2024

RESOLUTION AUTHORIZING THE TOWN SUPERVISOR OF THE TOWN OF ST. ARMAND TO EXPEND FUNDS FROM THE INCREASE AND IMPROVEMENT OF FACILITIES CAPITAL RESERVE FUND OF THE SEWER DISTRICT OF THE TOWN OF ST. ARMAND UNDER SECTION 6-C OF THE GENERAL MUNICIPAL LAW PURSUANT AND SUBJECT TO PERMISSIVE REFERENDUM

The following Resolution was offered by Councilperson Donna Whitelaw, who moved its adoption.

WHEREAS, The Town of St. Armand pursuant to Resolution No. 61 of 2019 established the Increase and Improvement of Facilities Capital Reserve Fund of the Sewer District of the Town of St. Armand and has funded the same; and

WHEREAS, incident to the current increase and improvements of the facilities of the Sewer District, the Town of St. Armand, on behalf of the District, has contracted with the engineering firm of AES Northeast relative to the preparation of a map plan and report and other various engineering services; and

WHEREAS, the Town is desirous of paying an invoice of AES Northeast in the amount of \$24,557.64 from the existing proceeds of the hereinabove referenced Capital Reserve Fund.

BE IT RESOLVED that the Town of St. Armand Town Board, acting on behalf of the St. Armand Sewer District hereby resolves pursuant to the provisions of Section 6-C of the General Municipal Law of the State of New York that the Town Supervisor be and is hereby authorized and directed to transfer from the above referenced Increase and Improvement of Facilities Capital Reserve Fund duly established on August 13, 2019 to the Town General Fund to be used to pay AES Northeast the sum of \$24,557.64.

BE IT FURTHER RESOLVED that this resolution is subject to permissive referendum.

This Resolution was duly seconded by Deputy Supervisor Karl Law, and adopted upon a Roll Call vote as follows:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Sheridan Swinyer	AYE
Councilperson Donna Whitelaw	AYE
Councilperson JP O’Neil	AYE

Dated: September 17, 2024

\_\_\_\_\_  
Shauna Manning  
St. Armand Town Clerk

RESOLUTION # 73 OF 2024

AUTHORIZING THE SECURING OF UNSAFE BUILDINGS SITUATED ON PROPERTIES LOCATED ON AND 8 UNION LANE (TAX MAP NO. 13.57-4-3.200), BLOOMINGDALE, TOWN OF ST. ARMAND

Councilperson Sheridan Swinyer, who moved its adoption, offered the following Resolution:

WHEREAS, pursuant to St Armand Local Law No. 2 entitled A Local Law Providing for the Repair or Removal of Unsafe Buildings and Collapsed Structures were begun against the above-captioned premises:

WHEREAS, a Notice of Unsafe Structure and Violation was properly posted on the structure located on 8 Union Lane on May 30, 2024 which Notice listed multiple building code violations of said structure, and requiring corrective action, to be taken before July 31, 2024; and

WHEREAS, as of September 17, 2024 no corrective action at 8 Union Lane has occurred; and

WHEREAS, a public hearing was conducted on September 17, 2024 for the purposes of hearing testimony and taking evidence at which the Code Officer described the code violations and reasons for declaring the premises uninhabitable; and

NOW, THEREFOR BE IT RESOLVED:

1.The Town Board of the Town of ST. ARMAND has determined that the structures located at 8 Union Lane, are uninhabitable by virtue of its being not up to building code in particular it lacks electricity, water, sewage, and heat making it unsafe and dangerous to the general public and unfit for purposes for which it may be lawfully used. The Town of ST. ARMAND does hereby order that the building be condemned and boarded up by the Town of ST. ARMAND and that any costs associated therewith including legal costs be levied against the real property taxes by special proceeding or otherwise.

2.The Town Board of the Town of St. Armand has determined the 8 Union Lane is not fit for human habitation per NYS Fire Prevention and Building Code and therefore anyone who enters the building is subject to arrest for trespassing.

THIS RESOLUTION shall take effect immediately.

This Resolution was duly seconded by Councilperson Donna Whitelaw, and adopted by Roll Call Vote as follows:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Sheridan Swinyer	AYE
Councilperson Donna Whitelaw	AYE
Councilperson JP O’Neil	AYE

Dated September 17, 2024

\_\_\_\_\_  
Shauna Manning  
St. Armand Town Clerk

RESOLUTION # 74 OF 2024

AUTHORIZING THE DEMOLITION AND REMOVAL OF UNSAFE BUILDINGS SITUATED ON PROPERTIES LOCATED ON 4 UNION LANE (TAX MAP NO. 13.57-4-3.100), BLOOMINGDALE, TOWN OF ST. ARMAND

Councilperson JP O’Neil, who moved its adoption, offered the following Resolution:

WHEREAS, pursuant to St Armand Local Law No. 2 entitled A Local Law Providing for the Repair or Removal of Unsafe Buildings and Collapsed Structures were begun against the above-captioned premises:

WHEREAS, a Notice of Unsafe Structure and Violation was properly posted on the structures located on 4 Union Lane on May 30, 2024 which Notice listed multiple building code violations of said structures, most caused by a fire which occurred on May 8, 2024, and requiring corrective action, including demolishing the existing single-family dwelling and barn located on 4 Union Lane and removing all debris from the property, to be taken before July 31, 2024; and

WHEREAS, as of September 17, 2024 no corrective action at 4 Union Lane has occurred; and

WHEREAS, a public hearing was conducted on September 17, 2024 for the purposes of hearing testimony and taking evidence at which the Code Officer described the code violations and reasons for declaring the premises uninhabitable; and

NOW, THEREFOR BE IT RESOLVED:

1.The Town Board of the Town of ST. ARMAND has determined that the structures located at 4 Union Lane, which primary structure suffered a fire in May 2024, are uninhabitable by virtue of its being partially collapsed, unsecure, unsafe and unsanitary and further finds that the structural members are partially collapsed, the foundation has collapsed, the foundation walls are exposed and cracked and the exterior walls are partially collapsed and some are missing. The Town further finds that the roof is collapsed, dangling and unsafe and there are no windows or doors in the dwelling and is wide open and unsecured, making it unsafe and dangerous to the general public and unfit for purposes for which it may be lawfully used. The Town also and further finds that the barn is partially collapsed. The Town of ST. ARMAND does hereby order that the burned single-family dwelling and collapsed barn be demolished and removed by the Town of ST. ARMAND and that any costs associated therewith including legal costs be levied against the real property taxes by special proceeding or otherwise.

2.The Town Board of the Town of St. Armand does hereby order that any and all vehicles and boats must be removed by October 11, 2024 or they will be towed and stored at owner’s expense.

THIS RESOLUTION shall take effect immediately.

This Resolution was duly seconded by Deputy Supervisor Karl Law, and adopted by Roll Call Vote as follows:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Sheridan Swinyer	AYE
Councilperson Donna Whitelaw	AYE
Councilperson JP O’Neil	AYE

Dated: September17, 2024

\_\_\_\_\_  
Shauna Manning  
St. Armand Town Clerk

**MOTION TO PAY MONTHLY BILLS**

The payment vouchers for August’s bills were presented for the Board’s approval as follows:

General Vouchers # 259 - # 283	in the amount of	\$ 12,176.87
Trust and Agency Voucher # 12	in the amount of	\$ 121.00
Highway Vouchers # 98 - # 107	in the amount of	\$ 4,370.22
Water & Sewer Vouchers # 106 - # 119	in the amount of	\$ 9,504.13
B Fund Voucher # 10- # 11	in the amount of	\$ 117.65
Highway Outside Vouchers # 6	in the amount of	\$ 315.80

Councilperson JP O’Neil made the Motion to approve payment of August’s bills. The Motion was seconded by Councilperson Sheridan Swinyer. A Roll Call Vote was as follows:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Sheridan Swinyer	AYE
Councilperson Donna Whitelaw	AYE
Councilperson JP O’Neil	AYE

All in favor. Motion carried.

**MONTHLY REPORT FROM THE SUPERVISOR**

Supervisor Thurston presented the Supervisor’s Report for August 2024.

Councilperson Donna Whitelaw made the Motion to approve the report. The Motion was seconded by Councilperson Sheridan Swinyer.

All in favor. Motion carried.

**REVIEW AND MOTION TO APPROVE PREVIOUS MONTH’S MINUTES**

Councilperson JP O’Neil made the Motion to approve the Meeting Minutes of the Regular Board Meeting held on August 20, 2024. The Motion was seconded by Deputy Supervisor Karl Law. All in favor. Motion carried.

**TOWN CLERK’S MONTHLY REPORT**

Town Clerk Shauna Manning reported the following Town Clerk revenue collected for the Month of July 2024:

Dog Licenses (6): 3FS 1 MN 1MU	\$ 56.00
Certified Death Certificates (0)	\$ 0.00
Total Revenue:	\$ 56.00

Total Checks Written: Town Supervisor: A \$ 47.00 NYS Dept. A&M \$ 9.00

OLD BUSINESS

- \* Bloomingdale Sign Project – Supervisor Thurston reported the signs are up at 5 different locations around St. Armand.
- \* Moody Pond – Supervisor Thurston showed pictures of the Moody Pond Project and the hydro seeding, showing all the progress to the Moody Pond Project.
- \* Personnel Policy – Supervisor Thurston Stated that Essex County adopted a new personnel policy and she edited it for St. Armand and emailed it to the board to read as there will be a resolution for it next month.
- \* Water and Sewer Rules and Regulations – Special Board Meeting/Work session on October 22, 2024 @ 5:30pm, Supervisor Thurston did state that she has made some changes to be brought up at the Special Board Meeting.
- \*Bloomingdale School District – Supervisor Thurston showed an article that was in the Adirondack Daily Enterprise stating the Saranac Lake School Board wants to start a Committee on the closing of Bloomingdale School. Thurston said she had reached out asking how to become part of this committee.
- \* Source Water Protection Plan – Well Field – WQIP application was successfully submitted last month and there has been no new news on the grant process, we will wait until next month to see the progress.
- \* Pro-Housing Community Certification – Supervisor Thurston stated we were awarded our certification on being a pro-housing community.
- \* Town Hall Cleaning Bid – there were 5 different companies that submitted their cleaning proposal bids to the Town of St. Armand. The Town Board reviewed the bids.

**\*\*MOTION\*\***

Councilperson JP O’Neil made a motion to accept the cleaning bid from GK Cleaning to be the new Town of St. Armand Town Hall Housekeeper. The motion was seconded by Councilperson Donna Whitelaw. A Roll Call vote followed:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Sheridan Swinyer	AYE
Councilperson Donna Whitelaw	AYE
Councilperson JP O’Neil	AYE

\* Basement flooding Issue – The Town Board tabled the Bids for the basement drainage issue until next meeting, due to they want the bid to be more specific. Councilperson Sheridan Swinyer and Councilperson JP O’Neil will provide new bid language to the supervisor before the next meeting.

All in favor. Motion carried

\* NYMIR Insurance Inspection – the Town made changes and reported back to Henry Van Den Heever, Risk Control Specialist with New York Municipal Insurance Reciprocal (NYMIR).

\* Comprehensive Plan – On October 29<sup>th</sup> from 5:30-7:30pm at the Town Hall, there will be a Comprehensive Plan Informational Meeting with coffee, cider, donuts, apples, candy, pumpkin and crafts for the children.

\* NYSERDA- The Town of St. Armand was granted the \$50,000 dollars for the Clean Energy Communities Energy Study, the Highway Garage will be using the \$50,000 for Installation of Wi-Fi thermostats, door sweep installation, Spray foam insulation, and new gable vents. Thurston stated if there was any extra money left over after the installations to the highway garage that the Towns water pump house will use the extra. The Pump house will install Variable Frequency Drives on the Pump at the Pump house and also on Well Pump #5.

NEW BUSINESS

\* New HUD Income Numbers- Supervisor Thurston shared a handout of the updated income levels to receive HUD assistance. For 1 person it is \$60,500 for Essex County.

\*Hazard Assessment- Supervisor Thurston shared a handout form from a meeting she attended in Essex County. St. Armand was considered a Moderate risk for flooding in certain areas, Moderate risk for wildfires, High risk from severe weather and a Low risk for earth quakes.

\* Halloween Contest- Supervisor Thurston shared a handout for the St. Armand Town-wide Halloween Decorating Contest which including Best House, Best Scarecrow and Best carved Pumpkin.

\*BVFD Auxiliary Harvest Dinner- There will be a Harvest Dinner and Ticket Auction on Friday October 25<sup>th</sup>, 4:30pm to 7:00pm at the fire house in Bloomingdale. All are Welcome.

\*BVFD Auxiliary Turkey Dinner Basket Raffle- The Bloomingdale Volunteer Fire Department Auxiliary is selling tickets until November 18<sup>th</sup> for an all-inclusive turkey dinner. Supervisor Thurston stated you get everything you would need for a thanksgiving dinner. The winner will be picked on November 18<sup>th</sup> at 12 noon.

\* Veterans Memorial Park Task Force- The Ribbon Cutting Ceremony will be held on November 11<sup>th</sup>, 2024 for the new Veterans Memorial in Bloomingdale.

#### QUESTIONS, COMMENTS OR CONCERNS FROM GUESTS AND STAFF:

Supervisor Thurston asked if there were any comments, questions or concerns from the those present. There were no further questions, comments or concerns.

#### MOTION TO ADJOURN REGULAR BOARD MEETING

Councilperson JP O'Neil made a Motion to adjourn the Regular Board Meeting. The Motion was seconded by Councilperson Donna Whitelaw. The Regular Board Meeting was adjourned at 8:50 pm.

I, Shauna Manning, Town Clerk for the Town of St. Armand, do hereby certify that the above is a true and correct transcript of the Public Hearing and Regular Board Meeting minutes held on the above-referenced date.

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Shauna Manning  
St. Armand Town Clerk

Dated: September 17, 2024