

TOWN OF ULSTER TOWN BOARD MEETINGS (15)

SEPTEMBER 3, 2020

PUBLIC HEARINGS SCHEDULED

7:10 pm – CDBG hearing for a prospective Spring Lake Phase 2 Sewer project

7:20 pm – Formation of Spring Lake Sewer District

CALLED TO ORDER BY SUPERVISOR QUIGLEY, CHAIRMAN at 7:00 PM

SALUTE TO THE FLAG

ROLL CALL by Town Clerk, Suzanne Reavy:

TOWN COUNCILMAN ERIC KITCHEN

TOWN COUNCILMAN JOHN MORROW

TOWN COUNCILMAN ROCCO SECRETO

TOWN COUNCILMAN CLAYTON VAN KLEECK

SUPERVISOR JAMES E. QUIGLEY 3rd

ALSO IN ATTENDANCE:

1. Frank Petramale, Highway Superintendent
2. Jason Kovacs, Town Attorney
3. Kyle Berardi, Police Chief
4. Warren Tutt, Building Inspector
5. Miranda Bernholz, Deputy Assessor
6. Vincent Maggione, Wastewater Superintendent
7. John Rose, Water Superintendent
8. Mark Blauer, Town Grant Writer
9. Dennis Larios, Brinner & Larios
10. Allan Dumas, Brinnier & Larios
11. Bill Kemble, Daily Freeman
12. Ten town residents

ADDITIONS OR CHANGES TO AGENDA – None

PUBLIC DISCUSSION ON AGENDA ITEMS – None

COMMUNICATIONS – None

Department Head Reports

1. Highway Department, Superintendent Frank Petramale
Everyone healthy; fall leaf schedule posted; major drainage project just completed from Hillside-Scudder-Lakeview-Lucas; equipment in good shape; paving now until the end of October; transfer station working well; two illegal dumping sites (Brabrant and Orlando St) are now going through the court system; thanks other departments and his own employees should be commended.
2. Water Department, Superintendent John Rose
Last three months focused on successful redevelopment of two production wells in Halcyon Park. Last three months had 228 markouts, 114 service calls, one service leak, two mainline water breaks. October will be hydrant flushing and schedule will be posted online.
3. Wastewater, Superintendent Vincent Maggiore
All healthy and dealing with restrictions. Ulster – third round of toxicity testing with excellent results; working on piping in digesting building replace dual-fuel boiler; Kingston Commons connected to Washington Ave sewer; major project Katrine Lane completed and system working well; Spring Lake Sewer Phase 1 bids awarded tonight.
4. Police Department, Chief Kyle Berardi
Zero COVID cases within work force. Reduced some civilian staff; up 3% calls for service compared to 2019; down 30% in arrests, tickets, accidents due to restricted proactive policing during COVID; now getting back into it. Looking forward to two new additional hybrid police cars by end of year; will evaluate true savings and fuel consumption by end of next year; no issues to report; last 8/27 held first Police Reform committee meeting with Councilman Van Kleeck; group is diverse, great dialogue, and will produce good product to town board by 3/2021. Not looking for issues, just anything that can be done better.
5. Assessor's Office, Deputy Assessor Miranda Bernholz
All are healthy; finished processing 2020 roll, grievance day, and exemptions; focusing on 2021 roll, building departments, and changes in projects; working on inventory for mobile home parks; and properties that border town of Ulster making sure they are on the roll.
6. Building/Planning/Zoning, Building Inspector Warren Tutt
As of August, now down to one inspector. No issues from contractors. Several projects in progress or set to open: Buffalo Wild Wings opening 9/8; Casa Vallarta opening; Ulster Dialysis, Adams, Stewarts, Kay Jewelers, Kingswood Plaza, Adams, VA Outpatient,

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Central Hudson to begin site work by end of year. Issued 255 permits with over \$54M in construction costs.

7. Town Clerk/Tax Collector, Suzanne Reavy
Tax collection ended June 1 and office collected 91% of tax warrant; due to COVID, issued 40 pavilion rental refunds; monthly reports down 12% compared to 2019; currently working on scanning documents, maps, site plans; issuing daily marriage licenses; issuing DEC licenses.
8. Supervisor's Office, James E. Quigley 3rd
Currently in budget process. Water, sewer, and highway provided department head reports for supervisor to review this weekend; other departments will be next week.

PUBLIC HEARING

7:10 pm – CDBG hearing for a prospective Spring Lake Phase 2 Sewer project

Supervisor: Town successfully obtained grants from Small Cities program with Mark Blauer, grant writer obtaining federal funds for projects. We are required to hold public hearing for community projects. We are underway in Spring Lake Sewer District and must be completed by the end of this year.

Mark Blauer: Worked with this town since 1983. Most recent projects are Brigham Lane water and Katrine Lane sewer. Looking to apply for something similar this year or next. Guesses that the Governor will not announce a round of consolidated funding applications in September, with a due date between Thanksgiving and the new year, instead sometime in Oct or Nov with a due date in February. Situation makes everything changeable. Prior projects focus on serious water and sewer needs. Focusing on low-moderate income with use of income surveys. Can apply up to \$750,000. Tonight's public hearing is intended for the public to ask what they would like us to consider. Now working on Phase 1 of Spring Lake. Something to consider is Phase 2 of Spring Lake (last application 2018 was not successful. Income surveys are complete)

Supervisor: Discusses sign in sheets.

Town Clerk: Sign in sheet in hallway.

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MOTION to open Public Hearing (7:29 PM): (2020-M-224)

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen

Town Councilman Morrow

Town Councilman Secreto

Town Councilman Van Kleeck

Supervisor Quigley

CARRIED

PUBLIC COMMENT

1. Steve Benicase, Spring Lake Drive

Please clarify income study. Do we qualify?

Blauer: Spring Lake qualifies. 51% of majority was hit. Does not exclude anyone from receiving benefit.

Supervisor: Illustrates area already achieved. Survey considered Phase 1 and 2 as a whole. Area would go from the town line north on Lucas to the Thruway, area bound on east by Lucas Ave to west on the Thruway is the entire 1 & 2 area that have been approved and qualified under income survey.

2. Dennis Larios, Engineer

Spring Lake Phase 2 is an excellent project. Cost estimate, maps, exhibits all teed up. Should consider for grant application.

Supervisor: Suggests written comments be sent to Town Clerk.

3. Darryl Griswold, Golf Terrace

Thanks his wife who walked the neighborhood, advocating for project. Thanks Town Board. Golf Terrace was called, “no man’s land” and is a stone throw from Kingston city.

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Supervisor: This is four years in the making.

4. George Mine, Spring Lake Drive

Confusion among residents; do not understand the difference between Phase 1 and 2.

Supervisor: Phase 2 is outer reaches of Lucas, Maxwell Lane and Saccoman. Challenged with trying to get service to trailer park in Phase 1.

5. Linda Benicase, Spring Lake Drive

Questions on map. Which streets are left out of Phase 1?

Larios: Map in town clerk's office, district boundaries. Phase 2 Spring Lake Drive, Saccoman, out Lucas to Maxwell toward firehouse, most southerly trailer park. Sewer and highway department are doing a large part of the construction. Working with a \$750,000 grant and cannot complete entire district in one phase.

Supervisor: Trailer park provided bulk of the low income on the survey and have to deliver service to trailer park.

Larios: Pieces we would have loved to complete in Phase 1. Town board considering where to apply for funding. Phase 2 of Spring Lake is a consideration.

Supervisor: We applied for Phase 1 grant and had two years to complete. Held up due to City of Kingston sewer use agreement and DEC approval on technology. Those issues resolved. If we obtain a grant in 2021, Phase 2 could be up and running in 2022.

MOTION to close Public Hearing (7:43 PM): (2020-M-225)

MOTION: Councilman Kitchen

SECOND: Councilman Morrow

Town Councilman Kitchen

Town Councilman Morrow

Town Councilman Secreto

Town Councilman Van Kleeck

Supervisor Quigley

CARRIED

TOWN OF ULSTER TOWN BOARD MEETINGS (15)

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PUBLIC HEARING

7:20 pm – Formation of Spring Lake Sewer District

Larios: Need approval and public hearing. I will take you through the process to formally establish the sewer district known as Phase 1. Held up due to City of Kingston agreement and due to COVID. As Vincent Maggiore said, Allan Dumas (senior project engineer) is here tonight and all are ready to present and build. Vincent and Frank's departments just finished Katrine Lane Sewer (successful, similar project). Spring Lake Sewer District Phase 1 there are 62 mobile homes, 41 single-family homes, two commercial, two-2 family homes, one vacant lot (81 benefit units). Catskill, Golf, Marshall, portion of Lucas to convenient store, excludes 7-8 homes with private hookups with city of Kingston. Low pressure system with series of forced mains. Each property to connect would be given a pump station package; town leaving a service connection at each property. Construction estimate is \$850,000; have to purchase capacity from city of Kingston. Washington Ave Sewer District purchased capacity excess 15 years ago and Spring Lake to purchase capacity from them and reimbursing. Difference between agreements in Washington Ave and Spring Lake is that Spring Lake is residential area with modest income and a 5% surcharge over city rate; Washington Ave is 50%. City mayor, Town supervisor, city corporation counsel, Jason Kovacs put together a nice agreement. Total project cost is \$920,000. Bond up to \$170,000 raised over 20 years from property owners; assuming at 4% municipal bond interest rate annual payment approx. \$12K/year, raised through district area through benefit formula. Estimated in town tax bill is approx.. \$151.00/year in special district assessment in town tax bill. Other costs are annual user fees, annual water usage and approx. \$10/1000 gallons for sewer rate. Most of fees are to pay city of Kingston for service. Other homeowner fees are connection costs. Town will furnish pump station packages estimated at \$6000 each. Permit application to be made with sewer department and work with own contractor to install. Application fee will be waived. Homeowners will have to do what is necessary to abandon current septic system.

MOTION to open Public Hearing (7:57 PM): (2020-M-226)

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

Town Councilman Kitchen

Town Councilman Morrow

Town Councilman Secreto

Town Councilman Van Kleeck

Supervisor Quigley

CARRIED

SEPTEMBER 3, 2020

PUBLIC COMMENT

1. Linda Benicase

What if everyone does not want to participate in connections?

Larios: Town Code states that if you are in the district, you should connect; however, no one will be forced to connect.

Maggiore: No one will be forced to connect. Pump station will be stored until needed.

2. Steve Benicase

Is this project definitely going forward?

Supervisor: Yes. Old houses with small lots on Golf Terrace and hard to replace septic systems if necessary. Homeowners will have to ask themselves, "Do I repair, or do I hook up?"

Maggiore: Will have a group of spare cores that are purchased and once they are used up, they will not be replaced.

3. Maria Griswold, Golf Terrace

If we do not decide until five years from now, will pump be available?

Maggiore: Pump station will be on hand at sewer department until needed. Stub into property will be there in the future for when homeowner is ready to connect. Application process: once system is built and goes live, schedule inspection with sewer department, receive equipment, and inspection. States that for Phase 1, Spring Lake residents are proactive. They are ready and some already polling contractors.

Larios: Cites instance from a Saugerties project he was involved with. The town purchased pump stations and to date, only 25% of residents in that district have connected. Not everyone will connect immediately.

Maggiore: Sewer department is prepared for the fact that not everyone hooks up right away. System is designed for all connected and a scouring velocity. In the beginning, quarterly flushing. In the beginning, not enough velocity to meet the design.

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MOTION to close Public Hearing (8:09 PM): (2020-M-227)

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

Town Councilman Kitchen

Town Councilman Morrow

Town Councilman Secreto

Town Councilman Van Kleeck

Supervisor Quigley

CARRIED

SEPTEMBER 3, 2020

New Business:

Resolution Adopting the Retention and Disposition Schedule for NY Local Government Records (LGS-1) (2020-R-228)

RESOLUTION
TOWN OF ULSTER

Adoption of the Retention and Disposition Schedule for New York Local Government Records (LGS-1)

RESOLVED, By the Town of Ulster Town Board of the Town of Ulster that Retention and Disposition Schedule for New York Local Government Records (LGS-1), issued pursuant to Article 57-A of the Arts and Cultural Affairs Law, and containing legal minimum retention periods for local government records, is hereby adopted for use by all officers in legally disposing of valueless records listed therein.

FURTHER RESOLVED, that in accordance with Article 57-A: (a) only those records will be disposed of that are described in Retention and Disposition Schedule for New York Local Government Records (LGS-1), after they have met the minimum retention periods described therein; (b) only those records will be disposed of that do not have sufficient administrative, fiscal, legal, or historical value to merit retention beyond established legal minimum periods.

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

Town Councilman Kitchen

Town Councilman Morrow

Town Councilman Secreto

Town Councilman Van Kleeck

Supervisor Quigley

CARRIED

SEPTEMBER 3, 2020

Presentation and Acceptance of Supervisor's Report for July 2020 (2020-M-229)

MOTION: Councilman Secreto
SECOND: Councilman Morrow

Town Councilman Kitchen
Town Councilman Morrow
Town Councilman Secreto
Town Councilman Van Kleeck
Supervisor Quigley

CARRIED

Motion to award the bid for Contract No. TU-201M, Furnishing Low Pressure Sanitary Sewer Pump Stations and Appurtenances, pump station (2020-M-230)

MOTION: Councilman Secreto
SECOND: Councilman Morrow

Town Councilman Kitchen
Town Councilman Morrow
Town Councilman Secreto
Town Councilman Van Kleeck
Supervisor Quigley

CARRIED

SEPTEMBER 3, 2020

Motion to award the bid for Contract No. TU-202M, Furnishing Low Pressure Sanitary Sewer Pump Stations and Appurtenances, materials (2020-M-231)

MOTION: Councilman Secreto
SECOND: Councilman Kitchen

Town Councilman Kitchen
Town Councilman Morrow
Town Councilman Secreto
Town Councilman Van Kleeck
Supervisor Quigley

CARRIED

Motion to authorize the Purchase on One Charge Point CT4000 Level 2 Commercial Charging Station under NYS OGS Contract #PC68451 for the sum of \$8170.00 from Plug In Stations Online (2020-M-232)

Supervisor: In conjunction with the emergency power system at townhall, adding one electric car charging station (dual station).

MOTION: Councilman Morrow
SECOND: Councilman Kitchen

Town Councilman Kitchen
Town Councilman Morrow
Town Councilman Secreto
Town Councilman Van Kleeck
Supervisor Quigley

CARRIED

TOWN OF ULSTER TOWN BOARD MEETINGS (15)

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MOTION to adjourn: 8:13pm: (2020-M-233)

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

Town Councilman Kitchen

Town Councilman Morrow

Town Councilman Secreto

Town Councilman Van Kleeck

Supervisor Quigley

CARRIED

Respectfully Submitted by Suzanne Reavy
Ulster Town Clerk