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TOWN BOARD WORKSHOP MEETING September 19, 2017

A regularly scheduled Town Board Workshop Meeting was held on Tuesday September 19, 2017 in the Town Hall 284 Broadway Ulster Park, New York at 7:30 PM with the following people in attendance:

Supervisor Diane McCord
Councilperson Wayne Freer
Councilperson Kathie Quick
Councilperson Jared Geuss - Absent
Councilperson Gloria Van Vliet

Recording Administrator Holly A. Netter, Town Clerk

Supervisor Diane McCord opened the meeting at 7:30 pm.

Public Comment – NONE

SOLAR PROJECT – TRANSFER STATION

Paul Curran from BQ energy attended the meeting to review the production of the array. He explained it will take several months for the credits from Central Hudson to stabilize. BQ does not expect payment before the credits are received from Central Hudson. Production began on August 11th however, there were a few days where the system did not generate any credit. Paul explained there were days BQ was working on the wires but assured the Town they were not paying BQ if the panels were not producing. At that time we were 13% over the expected production due to weather. It will take a few months to make sure the allocations are properly credited to the Central Hudson account.

Paul said during this phase the Town built the array for what it can use. Paul said the array only uses 20% of the capped landfill and there are 25-30 acres that could be utilized for another 2 Mega watts solar field. BQ is interested in expanding the solar field, being a tenant of the Solar field, and paying the Town \$25,000 per year to rent. This should save roughly the same amount because BQ would be mowing and maintaining the existing field as part of the agreement. The lease would be for 25 years. At the end of that time, IRS regulation does not allow them to give the solar field to the Town but could sell it to the Town at a fair market value. The property would also have to be returned back to the original condition if the Town did not want it. BQ would have to sell electricity to entities, such as the residents of Esopus at a discounted rate from Central Hudson and a local university that has shown interest. All of the standard approvals are needed from the DEC and the project would move forward for next summer. BQ thinks Central Hudson put up a large enough cable to handle both arrays but it would be segregated from the 1st phase and meet at the poles. Two new poles by the entrance way are most likely needed. BQ paid for 100% cost of the common facilities. BQ had paid \$187,000 to

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get this project up and running. Councilperson Van Vliet asked if the Town would be paid monthly, quarterly or annually? It's negotiable. How do we budget for 2018? If Central Hudson rates go up, the Town benefits because we would receive more credits. A discussion of how the allocation of the credits for the different districts will need to happen. The income comes into the general accounts so credits would go out of general. BQ will send a projection to Brian Pickard in the morning.

We pay BQ 9 cents per kilowatt hour that is produced in the first year. We are receiving monetary credits versus volumetric credits.

BQ only builds on landfills and brown fields. BQ needs to send a letter looking for permission to build the project. If BQ enters into contract for the Transfer Station, they will add the installation of a monitor to the Town Hall system to enable them to obtain the daily production of the Town Hall Solar Field. Town Hall has a separate meter, however this would allow BQ to view the production which is currently unavailable. BQ said we could incorporate the monitoring and maintenance of the Town Hall into the contract.

A MOTION WAS MADE BY COUNCILPERSON WAYNE FREER TO AUTHORIZE SUPERVISOR DIANE MCCORD TO SIGN THE NYS ACKNOWLEDGEMENT OF PROPERTY OWNER CONSENT FORM. THE MOTION WAS SECONDED BY COUNCILPERSON JARED GEUSS. ALL MEMBERS WERE IN FAVOR. MOTION CARRIED.

2018 BUDGET - CONTINUED

Brian Pickard said the budget will change now that he has a better understanding on how the credits will be appropriated for the solar but will not change the bottom line. Supervisor McCord had asked Brian to work with the bookkeeper, Debbie Kain, to come up with a zero % tax levy. There is a surplus to offset the deficit but he does not recommend using it. Brian explained we can go up to 1.84% without going over the tax cap. NYS will reward refunds to residents under the cap, however if the Town comes in at zero or below, they do not reward the refund. This did not make sense but Brian said that is the rule set by NYS.

The following changes were made to the budget. Economic Development was decreased to \$10,000. Town Clerk will check to see if the Board of Election costs will be absorbed by Ulster County this year. Town Board was given the list of Ulster County Town Clerk Salaries which were requested at the budget meeting. Councilperson Wayne Freer made the suggestion to raise the Town Clerks Salary to \$45,900. The Board agreed to the increase. The next budget meeting will be held September 28, 2017 at 9 am.

DON KEIRNAN – TANK VISIT CHICAGO

Don Kiernan, Water Superintendent, had the opportunity to visit the factory in Chicago where the Glass tanks are manufactured. The building where the tanks are manufactured is massive

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and there is 12 acres of factory inside the building. The glass is expandable and the tanks are built from the bottom up. Building the tank takes 6 weeks from start to finish.

Only two propane Bids were received on September 11th. Another bid was received after 11:00 am and was not accepted. The Town usually received more bids but after the recent hurricanes prices have been fluctuating causing oil companies to be cautious about placing bids. Don suggested we accept the low bid of \$1.159 from Britt and Graff. A resolution will be presented at the Town Board meeting on September 27, 2017.

Port Ewen Water District – Planning Board Fee Waiver

Don Kiernan attended the Planning Board pre-submission meeting regarding the future water tank to be constructed on the adjacent property next to the existing tank. The Planning Board has requested the letter waiving the fees for the construction of the water tank.

Community Forum, Esopus 2020

The Community Forum, Esopus 2020 will be held at the Esopus Town Hall on September 28, 2017 at 7:00 pm.

Resolutions for Town Board Meeting

A resolution to continue the Ad Hoc Economic Development committee will be presented at the Town Board meeting.

A resolution to reappoint Nick Pascaretti to the Assessment Board of Review will be presented at the Town Board Meeting.

Town Code traveling outside the Town limits

A discussion took place regarding a need to seek Board approval prior to using the Town vehicle for traveling outside the Town. According to the Code Book, in the event a Town vehicle must travel outside the limits of the Town of Esopus, the department head or supervisor must receive prior approval from the Town Board. Approval must be either on a case by case basis or as a comprehensive approval for specified purpose. The Board determined, if a person has been approved to attend classes outside the area and a Town vehicle is going to be used for travel or if the travel was within the scope of their job duties, it would be expected that they would use the Town vehicle without obtaining Board approval. Samples were given such as the Town vehicles traveling into Kingston for parts or someone attending training classes.

Pleasant View Cemetery (behind Apple Bin)

The Town has been notified that Pleasant View Cemetery will be taking steps to abandon the cemetery and turn it over to the Town of Esopus. Funds will be turned over to the Town and

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additional money may be available from the State once the cemetery becomes the Town's. Kathy Steinhilber, President of the Pleasant View Cemetery has discussed this matter with Alicia Young at the Division of Cemeteries who will provide Supervisor McCord with the necessary paperwork.

Miscellaneous

Bernice McNierney and Lois Dekoskie have chaired the Tugboat Festival for years and are currently unable to continue their role. The Esopus Businessman's Alliance (EBA) is interested in taking the festival over. Many questions were raised and Councilperson Freer asked to see a detail of the deposits and withdrawals from the Tugboat escrow account. Debbie Kain Bookkeeper will be asked to furnish the information for the next budget meeting.

ADJOURNMENT

A MOTION WAS MADE BY SUPERVISOR DIANE MCCORD TO ADJOURN THE MEETING AT 9:50 PM. THE MOTION WAS SECONDED BY COUNCILPERSON WAYNE FREER. ALL MEMBERS WERE IN FAVOR. MOTION CARRIED.

Respectively Submitted,

Holly A. Netter
Town Clerk, RMC