

**Village of Cold Spring
Village Board of Trustees
85 Main Street, Cold Spring, New York 10516**

**Meeting
12-27-16**

The Village of Cold Spring Board of Trustees held a meeting at the Cold Spring Village Hall, 85 Main Street on Tuesday, December 27, 2016 at 7:30pm. Present were Mayor David Merandy and trustees: Marie Early, Frances Murphy and Steve Voloto. Trustee Lynn Miller was absent.

RENEWABLE HIGHLANDS

At the invitation of S. Voloto, Michael Rausch (of Renewable Highlands) made a presentation about what the next steps would be should the Village elect to participate in the Community Choice Aggregation (CCA) program which allows pooling of residential electric utility accounts to gain bargaining power in negotiating energy supply agreements. CCAs facilitate cost savings, price stability, renewable energy development, implementation of community-wide energy initiatives and local economic growth. Rausch outlined the following sequence:

- Creation of a local law enabling the Trustees to proceed with participation in the CCA. The local law would give the Village authorization to act, but would not commit them to do so.
- Select a CCA administrator (such as Jewel) to act on the Village's behalf to investigate vendors for the CCA. The administrator would also file with the PSC and coordinate with Central Hudson
- With assistance from the CCA, the Village would conduct a two-month public outreach to residents via radio, newspapers, email, direct mail, the Village website and public hearings.
- Upon completion of the outreach period, the Village, through its administrator, would submit a proposal to the New York State Public Service Commission (PSC). The plan would establish criteria about where the power would come from and in what proportions (i.e. green sources, cost, geographic source, etc.)

Board Discussion

- The PSC is a state agency that regulates utilities.
- The PSC authorized creation of CCAs in April 2016 and established procedures as part of the State's home-rule policies
- Creation of a local law is a requirement of the PSC which established the CCA program. It serves to indicate the Village's serious intention of joining a CCA.
- Participation in a CCA does not impact the Village financially. The administrator works "at risk" and as a fee receives a percentage of the monies saved. A typical percentage might be 8/100 of a penny per Kilowatt Hour.
- Public outreach is intended to:
 - Inform residents that the Village is planning to join a CCA.
 - Describe the conditions/criteria of the CCA.
 - Describe resident opt/in or opt/out procedure.
 - Provide any other information the Village believes is appropriate.
- Accounts totaling around \$25,000 (among participating municipalities) is a typical minimum in order to proceed and to achieve meaningful savings. Rausch noted that the CCA that the Village would join includes Fishkill and Beacon and that together residential accounts far exceed the minimum.
- Rausch will forward PSC templates for the various documents required to the village for their use.

- The Village will submit this information to the Village Attorney for review and comment.

FINANCIAL REPORT

Trustees reviewed the Treasurer's report and the Statement of Revenues and Expenditures for the General, Water & Sewer funds for the period ending 11/30/2016. Highlights of the report included:

- Budget period adjustments are the transfers that were approved on 11/22/16.
- Building Inspections for Butterfield (A-3620-410)
 - The account is over-budget and the treasurer recommends a transfer. Charges that were originally believed to be paid by Butterfield Realty have been determined to be partially the responsibility of the Village.
- Recreation: Equipment Maintenance (A-7140-400)
 - There is a negative actual for the current period because the expense from this account (without a budget) has been moved to Recreation: Tools & Consumables. The charge was for a weed-wacker.
- Zoning Board: Contractual (A-8010-400)
 - Year-to-date expenses seem high because \$320 was spent on training. The remaining expenses are for recording of the meetings.
- Letters regarding unpaid taxes will be mailed to property owners by January 2, 2017. All taxes not paid by then will be reported to and handled by Putnam County.
- Treasurer is waiting for a quote from Harris Computer Systems to add the Positive Pay feature to the Village account. Positive Pay is offered by M&T Bank at no cost to the Village. Harris would provide a report of all checks processed and the report would be uploaded to the bank. The bank will not allow any checks to be posted to Village accounts without the check number appearing in the reports.
- Auditors anticipate making a presentation (to the Board of Trustees) about the draft financials for the year ending May 31, 2016 on either January 10th or 24th.

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RESOLUTION #30-2016

Resolution No.: 30 of 2016 **THE VILLAGE OF COLD SPRING VILLAGE BOARD**

Roll Call Vote

| Names | Ayes | Noes | Abstain | Absent |
|---|-------------------------------------|------|-------------------------------------|-------------------------------------|
| <i>Mayor</i> David Merandy | <input checked="" type="checkbox"/> | | | |
| <i>Trustee</i> Frances Murphy | <input checked="" type="checkbox"/> | | | |
| <i>Trustee</i> Marie Early | <input checked="" type="checkbox"/> | | | |
| <i>Trustee</i> Lynn Miller | | | | <input checked="" type="checkbox"/> |
| <i>Trustee</i> Steve Voloto | | | <input checked="" type="checkbox"/> | |
| TOTAL | 3 | 0 | 1 | 1 |

The following was presented

By: Mayor Dave Merandy

Seconded by: Trustee Frances Murphy

RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF COLD SPRING AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE SALE OF REAL PROPERTY

WHEREAS, the Form Factory, LLC are the owners of the property located at 178 Main Street, Cold Spring, New York (with a tax map identification number of Section 48.8, Block 6, Lot 34 and hereinafter known as the "178 Parcel") and they have offered to purchase land adjacent to its lot and currently owned by the Village; and

WHEREAS, the subject land consists of .013 acres with dimensions of approximately 40 feet 3 inches by 14 feet 2 inches and it is further described in the map attached as Exhibit "A" (hereinafter the "Village Parcel"); and

WHEREAS, the Village Parcel is primarily a dirt and grass front yard extending from the 178 Parcel, for which the Village Board has declared as surplus and it is not needed for any municipal use as this Village Parcel is not used for highway purposes, for sewer or water purposes, has no environmental or recreational or parkland component and is not used for the administration of fire or police purposes; and

WHEREAS, the sale of this Village Parcel will limit the Village's liability exposure and maintenance responsibilities and said sale will not interfere with the use of the Village sidewalk along Main Street because there is still more than adequate space for pedestrians; and

WHEREAS, Form Factory has offered to purchase the Village Parcel for fair and adequate consideration, which offer price is supported by an appraisal report from a New York State Licensed Appraisal; and

WHEREAS, the sale price would not be less than \$1,081.00; and

WHEREAS, the proposed sale of the Village Parcel is an action subject to the State Environmental Quality Review Act ("SEQRA") and the Village Board has determined the sale of this small parcel is an "Unlisted Action" for which the Village has reviewed and completed a Short Environmental Assessment Form pursuant to SEQRA; and

NOW, THEREFORE, it is hereby:

RESOLVED, that the Village Board declares itself the Lead Agency with respect to the SEQRA review of the sale of the Village Parcel since there are no other agencies that have authority to approve the sale; and let it be further

RESOLVED, that the Village Board of Trustees hereby issues a Negative Declaration (see attached) for this proposed action under SEQRA as it will not result in any significant adverse environmental impacts and an environmental impact statement is NOT required; and let it be further

RESOLVED, that the Village Board of Trustees hereby determines that the sale of the Village Parcel is in the public interest of the residents of the Village; and

RESOLVED, that the Village Board hereby authorizes the Mayor to execute any and all required agreements and documentation to effectuate the sale of the Village Parcel, subject to the review and approval of the contract of sale as to form and content by the Attorney for the Village.

BY ORDER OF THE VILLAGE BOARD OF THE VILLAGE OF COLD SPRING, NEW YORK.

DATED: December 27, 2016

David Merandy, Mayor

CORRESPONDENCE

The Board of Trustees received an email from Tara and John O'Sullivan residing at 26 Garden Street. The O'Sullivans would like to purchase the property that the front of their house is built upon. The property is currently owned by the Village. Trustees tabled discussion pending the gathering of additional information.

NEW BUSINESS

- Village Accountant Michelle Ascolillo has requested that the Village allow her remote computer access (from her home.) Ascolillo asserts that previous accountants have been granted remote access and that it would only be used during times when she is not able to be in the office (i.e. winter storms.) She estimates that the IT cost would be \$70-\$140 (for labor.) Mayor Merandy made a motion to grant Ascolillo remote computer access. Trustee Early seconded and the motion was passed unanimously.
- The Village Clerk received an email from Anthony Adamo (Managed Technologies) recommending the Village purchase backup for its computer systems in case of power failure, power surge or other electrical event that might damage the system.

Trustee Early made a motion that the Village purchase a battery backup system. Trustee Murphy seconded and the motion was passed unanimously.

- Trustees discussed complaints that is difficult to read the instructions and use the parking meter for the parking lot on Fair Street. Trustee Early has contacted Central Hudson about placing a new street light to illuminate the meter. Such light would be installed from an existing pole and would require a 14' arm. Central Hudson will investigate the feasibility of this option. Early has spoken with Jim Ely (owner of the Riverview Restaurant, that is adjacent to the Fair St. lot) who expressed no objection.

Should this not be possible, the meter may be rotated to face the street (rather than the parking lot as it now does) to take advantage of an existing street light. The disadvantage of this option is that people would be forced into a relatively cramped area to access the meter.

A solar-powered light is not feasible due to other mechanisms located on top of the meter.

OLD BUSINESS

Trustees reviewed a draft letter to the owners of The Apothecary and the Cold Spring Coffee Pantry in response to their request to have the fees paid for parking waivers be reduced. The letter states the Trustees believe that the Building Inspector and Planning Board each have made a proper determination and recommendation and that the Village Board will not be reducing the number or the fees recommended by the Planning Board.

Trustee Early made a motion to authorize the Mayor to sign the letter. Trustee Murphy seconded and the motion passed unanimously.

MINUTES

Trustee Murphy made a motion to accept the minutes of the December 6, 2016 hearing and workshop. Trustee Early seconded and the motion passed unanimously.

Mayor Merandy made a motion to accept the minutes of the December 13, 2016 monthly meeting. Trustee Early seconded and the motion passed unanimously.

APPROVAL OF BILLS

Mayor Merandy made a motion for payment of Batch #3874 in the amount of \$69,571.93. Trustee Early seconded and the motion passed unanimously.

PUBLIC COMMENT

Doug Cunningham (PCNR) asked the board for comment on the suit recently filed by Butterfield Realty against the Village. The Trustees had no comment.

ADJOURNMENT

Mayor Merandy made a motion to adjourn. F. Murphy seconded and the meeting was adjourned at 8:45.

Submitted by M. Mell

David Merandy, Mayor

Date: