

# TOWN OF LLOYD TOWN BOARD

## WORKSHOP MEETING

FEBRUARY 1, 2017

**Present:** Supervisor Paul Hansut  
Councilmember Michael Guerriero  
Councilmember Joseph Mazzetti

**Also present:** Sean Murphy, Attorney  
Rosaria Peplow, Town Clerk  
Kate Jonietz, Secretary

**Absent:** Councilmember Kevin Brennie  
Councilmember Jeffrey Paladino \*

**4:00 PM** – Supervisor opened the meeting and led the Pledge of Allegiance

### 1. REPORTS

**Finance** – Karen McPeck, Bookkeeper to the Supervisor

No report

**Assessor** – Jennifer Mund

No report

**Building & Zoning Department** – David Barton

Barton reported that it had been an average January for the Building Department for revenue.

There have been a few fire calls which were mostly due to plumbing conditions i.e. frozen water pipes.

They have obtained three appraisal quotes for the 8 Grove Street building which now houses the dentist office of Drs. Strell and Barash. There is an opportunity to purchase the building as the dentists are retiring. There is a need for extra space at the Town Hall and putting an addition onto Town Hall would cost approximately 2 million dollars. The purchase of the building with renovations would cost approximately a quarter of the price to put an addition on. Some of the Town Board members have seen the building. He recommends that Eugene Gruner who gave the lowest of the appraisal quotes in the amount of \$1,075.00 do the appraisal.

Supervisor said Dr. Strell had inquired whether the Town had any interest in purchasing the building. There are some storage problems within Town Hall as there are many documents they are required to be saved by NYS Department of Education. The building is almost at capacity for the required storage.

Barton said the building is in excellent condition and they would like to prepare a list of renovations that could be made.

Supervisor said they would like to move some offices over there and perhaps make some more room for the court

Barton said that there is additional storage space in the building on 8 Grove Street as well.

Mark Reynolds, reporter, asked if he knew the square footage of the building.

Barton replied 1780 sq. feet on the first floor and a bit less on the basement level which has about a 2 ½ foot high elevated slab. The basement section would be difficult to use for file storage; it could possibly be used for long term storage.

**Dog Control** – Andrew McKee

No report

**Highway** – Superintendent Richard Klotz

Klotz said he has a tentative 284 agreement for the Town Board to review it and then approve at the next Town Board meeting. They are working on the handrails for the Transfer Station.

Mazzetti said he received calls from some concerned residents that said there were about 40 trucks per day going to Martin Avenue dumping and creating mud all over the street. He wanted to know if that was being taken care of.

Klotz said he spoke with Anthony Giangrasso, building department and MS4 Officer, who asked them to put a silt fence along the town road to reestablish a drainage ditch along the road and install 50 feet of tracking pad in the driveway. He does not think they will be hauling now.

Mazzetti asked if the trucks are damaging the roads.

Klotz did not think so but said that the road was not in very good shape even before the trucks started hauling. They would like to repair the road within the coming year.

Reynolds asked if the trucks were missing any paperwork or permits.

Klotz said just the standard MS4 items which would eliminate the problem.

Mazzetti asked if there was an agreement to sweep the streets every day.

Klotz said that is between the hauler and the building department.

**Justice** – Eugene Rizzo/Terry Elia

No report

**Police** – Chief Daniel Waage

Town of Lloyd Police Monthly Activity Report for January 2017:

Patrol Activities:

Calls for Service-----895

Other/Public Service-----363

Accidents-----35

Tickets (Parking/UTT'S) ----199 (51 parking)  
(148 UTT'S)

Arrests-----48

Foot Patrol-----Hamlet (Officer/Sgt) -----Approx. 180 hrs.

Schools (Officers/Sgt) -----Approx. 40 hrs.

Foot Patrol----- Hamlet (Chief/Lt.) ----- Approx. 3 hrs.

Schools (Chief/Lt.) -----Approx. 5 hrs.

**December 22<sup>nd</sup>**- Chief Waage held a forum on Opiate Awareness and narcotics to members of the Mid-Hudson Valley Business Association and the school superintendents from the Mid-Hudson Valley.

**January 03<sup>rd</sup>**- Town of Lloyd Police Youth Rec League took place where members of the department played kickball and basketball with local children.

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**January 11<sup>th</sup>** – Assisted state police with a multi-fatality 2 car accident on Rt. 44-55 near the Mid-Hudson Bridge.

**January 12<sup>th</sup>** – Lloyd Police kicked off the fundraiser for 2017 Alzheimer Subzero hero event.

**January 17<sup>th</sup>**- Lloyd Police received a \$3000.00 grant for (10) ballistic helmets. The grant was obtained through the Ulster County Chiefs of Police Association as a county wide grant for all Ulster County police departments.

**January 19<sup>th</sup>**- Members attended and assisted in a lockdown drill at the Highland Middle School.

**January 24<sup>th</sup>**- 52 pounds of narcotics were destroyed from the med box return.

**January 25<sup>th</sup>**- Departmental meeting and training.

\*4:10 PM Paladino arrived.

Supervisor wanted to make the Town Board aware that within the police department this year they had budgeted for a new vehicle for Lt Janso. The budget was for \$35,000.00 and the vehicle cost \$37,000.00.

Waage said the transmission and the back of the vehicle was rusting out on Lt. Janso's vehicle. It was a car that the previous police chief had for many years. They spoke to All American Ford, Kingston, NY, and they were able to meet the state bid by a significant amount for a Ford Taurus.

**Recreation/Buildings & Grounds** – Frank Alfonso

No report

**Town Clerk** – Rosaria Peplow

Town Clerk

- Six hundred and forty-one permits to the transfer station were issued this year. The new transfer station permits will go on sale March 1<sup>st</sup>.
- Deputy Town Clerks and I attended the annual meeting, installation of officers and dinner for the Ulster County Town Clerks and Tax Collectors Association. The association is a good way to network with other Town Clerks and Tax collectors to share ideas and solutions.

Tax Collection

- \$1,350,000.00 for taxes was paid to the Bookkeeper in January.

Corelogic Tax Service provided their payments of taxes on CD and it was able downloaded into the tax program which saved a significant amount of time because there were 900 payments from various banks. There were four duplicate payments

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that required refund checks. Wells Fargo after some confusion, because they sent another town's tax payments, sent their payments electronically. That data was also downloaded into the tax program. The tax program was written by Ulster County Information Services and is an excellent program with minimal cost to the Town. There were a number of inquiries from tax services for breakdown of tax bills. I was able to convert bills to PDF and send them electronically.

**Records Management:**

We are waiting for a date when the truck will come to the Town Hall and shred obsolete records. The Town Board adopted the NYS Department of Education record disposition schedule and the Town records are stored with the date of disposition marked on the box. The boxes that have reached their disposition date are destroyed and replaced with last year's records.

**Water & Sewer – Adam Litman**

Litman reported that the water department switched from full river water to a blend of river and reservoir water in December 2016; it was full reservoir water by early January. The reservoirs are presently three quarters to nearly completely full. Marc Schaff, senior operator at the water plant, has completed the 2016 annual water quality report that is available to view on the Town of Lloyd website. The report was placed in the legal section of the New Paltz Times newspaper.

Schaff spent countless hours working on the water process and its chemical makeup to further reduce disinfection byproducts. The samples for TTHM were collected in November 2016 and the results showed levels lower than they had expected which keeps them under the reportable average limits. The most recent samples were taken today.

The two-million-dollar gallon tank project is underway; the contract was awarded to Eventus Construction. Part of the project will be the connection of the well lines to the two-million-dollar tank and the mixing system.

JT Eckerson Well Drilling provided and installed a new 7 ½ horse power pump as a replacement for the old pump that did not work. They had the pump in stock and the best price. They were able to reduce it by \$400.00 and the total cost came to \$750.00.

**Supervisor – Paul Hansut**  
No Report

**2. OLD BUSINESS**

**3. NEW BUSINESS**

**A. Eric Dahl-** Verizon request for a small-cell antenna installation at the John Jankiewicz Water Plant.

Dahl said that Verizon wanted to lease space at the water plant for a small cell wireless installation. The typical installation would be on water tanks, towers or rooftops and will have a number of antennas and associated equipment. Verizon would like to fill a small gap in coverage to improve data services to its customers in a residential area near the water plant. He inquired whether the Town is interested in leasing a space

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approximately 8'x 8' for a pole which would have one to two antennas and a small cabinet at the base of the pole. The visible impact is negligible; it could be made to look like a light pole. This is all to support all the data usage customers consume. He showed pictures of a light pole they had recently completed in a parking lot.

Paladino asked how big the proposed pole would be.

Dahl said the pole in the picture is approximately 50 feet and they would be interested in constructing a 40-foot pole. It would be in a parking lot so it would look like a light bulb with an antenna on the top and the equipment cabinet would actually be installed right on to the pole itself.

Mazzetti asked if the light pole lit up.

Dahl said that this particular one did not but that they could add a light to the pole. There are different options they could design including putting the equipment on the water tank in the rear of the facility. There are guidelines established by the FCC concerning what the sites can emit. A similar site to the one they are proposing would emit about 1-2% which is well below the limits established by the FCC. They could produce a report entailing what the emissions would be and perform tests on an annual basis of the emissions from the site.

Paladino inquired to as to what kind of term Verizon was interested in.

Dahl said he believes it would be a five-year initial term with five year options totaling a potential term of 25-30 years. He spoke to Murphy about a present lease with Verizon for a water tank in the Town on Water Tower Road. He felt they could use the same template but it would be a different installation than the one on Water Tower Road which is a macro site that provides coverage for a 1 to 3-mile radius. The installation at the water plant would provide coverage for only about a 1,000-foot radius therefore the economics would be different. Verizon will work with the Town on the lease agreement.

Paladino asked if they would in the future be asking for any other additional transmitters on it and if anything added in the future would be additional revenue for the Town. If there were changes, they would have to come back to the Town and amend the lease and change the business terms.

Dahl said it would be for just one or two antennas on the pole. The one they are proposing would not support any additional antennas

Litman said he would like to see the studies they have done. He felt placing the equipment on the tank may be a better idea.

Dahl said he believes the tank is below the tree line. They would like to be above the tree line in order to transmit their signal properly to their customers. They could place a pole at the tank and it would be less visible. He asked if there is power and telephone at that location.

Litman said there is a power pole within about 200 feet from the tank.

Dahl said they would need to bring power and telephone to the facility and that can be discussed. They would provide the studies that have been done if they agree to go forward with the project.

Litman said there are power poles in the parking lot and within 200 feet of the tank.

Mazzetti asked if Verizon would be paying for the power to light the pole.

Dahl replied that they would.

Supervisor asked Murphy to discuss particulars with Dahl.

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Murphy replied that he would send the Town Board's thoughts and concerns back to Dahl about the project.

**B. Central Hudson license agreement**

Murphy said he sent a draft proposal of the Central Hudson license agreement for the Town Board to review. He explained that the portion of the water line from Mile Hill Road runs through Central Hudson's property right before it approaches the Walkway Over the Hudson. The Town needs a license agreement to allow the water department to do routine or emergency maintenance, replace or repair the waterline in that location. Central Hudson has always been very cooperative and amenable with the Town in the past. Last month the Town Board approved the agreement with the Walkway Over the Hudson in which the waterline will go through to Haviland Road. In doing this, the Town will maintain ownership and control of that property in case service is ever expanded there. Murphy said he wanted to get the Town Board's thoughts and concerns before he speaks with Central Hudson. Central Hudson has not yet approved it.

Supervisor said the Town Board would review it and get back to Murphy.

**4. PRIVILEGE OF THE FLOOR**

Scott Gibson, biking business owner in the Hamlet, said he has been trying to devise a plan to connect the Walkway Over the Hudson with the downtown businesses. His suggestion is to use the parking lot space next to Sal's Restaurant every third Saturday or so to create an event with a valet bicycle rack system. The space could accommodate 30 bikes instead of 10 cars giving bicyclists from the Walkway the opportunity to park their bikes, visit the downtown area and support the various businesses. He felt that the events should start in the late Spring as he believes it would work well during warmer months of the year. He has spoken to several businesses in the hamlet that are receptive to the idea.

Mazzetti thought that the parking lot on Milton Avenue had more space.

Guerriero felt the space next to Sal's has more visibility.

Gibson said to have the element of the Hamlet and bicycles would generate more revenue to the Town.

Guerriero thought it was a great idea and that it would generate more traffic to the downtown businesses.

Supervisor said that the Town Board grants permission to close the parking lot for events during the year. He said to give the Town Board a date at least a month in advance so it could be discussed at a meeting and a resolution adopted to close the lot for that date.

Supervisor said that the Town Board is going to have to address the issue of parking in the downtown area because parking is a problem.

Bellizzi said he does not object to the idea of the bicycle event every month but reminded everyone that the Rail Trail is sometimes closed for events. He suggested that the date be coordinated with the Rail Trail schedule.

Mark Reynolds, reporter, asked if there has been any action with the lawsuit that was recently filed concerning the tow law because he believes that the Town Board has

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thirty days to respond.

Supervisor said he thought it was twenty days to respond. They are going to discuss it with the insurance broker and afterward go into executive session to discuss litigation.

Reynolds asked if this insurance company was the same one that sent a letter stating they would not offer coverage.

Supervisor said that Marshall and Sterling is the Town's broker that negotiates with the insurance company so the Town Board will discuss that with them today.

Reynolds stated that the other company said they would not take care of it and inquired what specifically does that company that declined coverage cover.

Supervisor said NYMIR is the property and casualty insurance company for the Town.

Frank, owner of the Gateway Diner, said his fiancé came to the Town Hall to pay his tax bill and a person in the office said he was a bad person to her. He did not understand why that happened and that is why he is addressing it tonight.

Peplow said it is her department and that she is sure that there has been a misunderstanding. Everyone in her office, including herself, is always very gracious and helpful to everyone. They go as far as to help people write out their checks if they are unable to do so. If the young lady that came in misunderstood something that was said, she is very sorry and that no malice was intended. She felt that a Town Board meeting was not the proper time to discuss the matter.

Supervisor said that Frank has made his point and thought the better option was to sit down after the meeting and have a conversation to try and figure out what happened.

Peplow agreed.

Murphy said to informally clear up any misunderstanding would be the better approach.

## 5. MOTIONS & RESOLUTIONS

### A. RESOLUTION made by Paladino, seconded by Mazzetti

**WHEREAS** the Town of Lloyd has interest in acquiring a piece of real property in order to accommodate a need for storage and office space; and

**WHEREAS** an opportunity has arisen where such a property may become available at 8 Grove Street; and

**WHEREAS** the Town has solicited and received three quotes from licensed commercial property appraisers, namely Eugene Gruner, for the amount of \$1,075.00; from R.P.

Hubbell and Company, Inc, for the amount of \$2,000.00; and from Hudson Valley

Appraisal for the amount of \$1,800.00;

**NOW THEREFORE BE IT RESOLVED** that the Town grants approval to Eugene Gruner, low bidder, to develop an appraisal for the property at 8 Grove Street, Town of Lloyd.

*Mazzetti asked if the appraisal is to obtain the value of the property and if that appraisal could be used for any financing.*

*Murphy added that if financing is pursued they may require a separate or different appraisal.*

**Roll call:** Paladino, aye; Hansut, aye; Guerriero, aye; Mazzetti, aye.

**Four ayes carried.**

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- B. RESOLUTION** made by Paladino, seconded by Mazzetti to authorize the Supervisor to sign the agreement with PKHB, CPA Inc for the Lloyd Community Development Corporation audit.

**Roll call:** Paladino, aye; Mazzetti, aye; Hansut, aye; Guerriero, aye.

**Four ayes carried.**

- C. RESOLUTION** made by Paladino seconded by Mazzetti to approve the following budget amendments to the 2017 budget:

GENERAL

Transfer Station Improvement	8260.50	+\$38,000.00
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Unexpended Balance	00-770	-\$38,000.00
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(Capital Improvements to the Transfer Station: Steel for container area handrails, pave dumpster area and container covers as requested by Rich Klotz, Highway Superintendent)

*Klotz said he would get a more exact price for the transfer station container lids.*

**Roll call:** Paladino, aye; Hansut, aye; Guerriero, aye; Mazzetti, aye.

**Four ayes carried.**

- D. Resolution for February 15** to create a reserve in the Water District to reduce future BAN and Bond expenses. This will be funded with the remaining balance from the 2016 budget line FUTURE BAN EXPENSES 20-08-9730-60 \$55,988.25.

- E. Resolution for February 15** to create a reserve in the Sewer District to reduce future BAN and Bond expenses. This will be funded with the remaining balance from the 2016 budget line SEWER PLANT PRINCIPAL EXPENSES 30-07-8366-60 \$36,9220.90.

- F. Resolution for February 15** to create a Maintenance Reserve in the Water District to fund unbudgeted replacement and repairs, including, but not limited to, pumps, motors, valves, piping/connection materials, electric and non-electric control systems and may also cover engineering and installation. This will be funded with the unused balances of the equipment budget lines each year 20-07-8320-20, 20-07-8330-20, 20-07-8340-20.

- G. MOTION** made by Paladino, seconded by Guerriero to appoint Leonard Auchmoody to the Water/Sewer/Drainage Committee.

**Four ayes carried**

**MOTION** made by Paladino, seconded by Guerriero to go into executive session regarding litigation at 4:50PM.

**Four ayes carried.**

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**MOTION** made by Paladino, seconded by Guerriero to come out of executive session at 5:05PM.

**Four ayes carried.**

**MOTION** made by Paladino, seconded by Guerriero to adjourn the meeting at 5:06PM.

**Four ayes carried.**

Respectfully submitted

Rosaria Schiavone Peplow  
Town Clerk

DRAFT