

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

**Trustees Workshop Meeting
3-26-19**

The Village of Cold Spring Board of Trustees held a workshop meeting at the Cold Spring Village Hall, 85 Main Street on Tuesday March 26, 2019 at 7 pm. Present were: Mayor David Merandy and Trustees Marie Early, Lynn Miller, Frances Murphy and Steve Voloto. Also present were Village Clerk Jeff Vidakovich and Village Accountant Michelle Ascolillo.

BUDGET DISCUSSION

M. Ascolillo presented the preliminary budget noting there have been no significant changes since the last time and no additional significant changes are anticipated. During the discussion it was noted that:

- The Village may end up with \$150K in revenue over projections for the 2018-19 Fiscal Year, which may or may not go into the General Fund balance
- The Financial Report for the General Fund (distributed to the Board) is slightly out of the normal, with the YTD report as of 3/20/19 to provide the most recent revenue and expense numbers.
- The EFC Bond for Sewer Relining/Repairs & the Market St. Pump Station will be closing at the end of April/early May. The finalized numbers were due to the ERC on 3/15/19. The Village was able to include the cost of a new emergency generator, purchased on state contract, into both the bond and grant so 25% of the cost will be through the grant. Overall the final number for the bond will be \$445K, financed over 20 years. The original approved project amount was for \$860K, with a grant award of 25% for eligible expenses. Total project cost is now \$587K.
- FEMA Audit for Sandy-related Expenses at the West St. Pump Station is substantially completed. The NYS Dept. of Homeland & Emergency Services didn't disallow any expenses.
- The Tentative FY 2019-20 budget includes an anticipated General Fund balance greater than 25% of expenses. Board consensus is that 25% is a suitable number. The Board's intention is to open and close the public hearing (about the budget) on the same day (although it can be kept open)

Capital Projects

During the discussion of upcoming/proposed capital projects it was noted that:

- \$20K is budgeted for repairs to the Village Hall roof
- Engineering for repairs to Garden St. is budgeted
- Engineering for Firehouse repairs(pending engineering report from P&D)
- Funding for capital projects can come out of the revenue surplus, but it would be prudent not to use all of the surplus
- Healthcare insurance savings have been achieved as two family plans (originally budgeted) were not used
- Attorney contractual costs were less than last year

- \$69K in CHIPS funding was not used. (Added to anticipated funding for the coming year, \$169K is anticipated to be available.)
- Action on repairs to Fishkill Ave will depend upon the bids submitted
- Board agreed to proceed with project engineering for repairs to Garden St. (approx. \$13,000)

DOCKING REQUEST FROM HUDSON RIVER SLOOP CLEARWATER

Mayor Merandy made a motion to grant the request subject to completion of the new application with the requisite documents. Trustee Murphy seconded and the motion passed unanimously.

AUTHORIZE MAYOR TO SIGN JOULE COMMUNITY POWER MOU AND ELECTRICITY SUPPLY AGREEMENT

During the discussion it was noted that:

- Cold Spring will join Fishkill and Poughkeepsie in the CCA
- Upon authorization, an RFP will be issued in April for electric supply; proposal review and award of contract in June (at which time opt-out letters will be sent to Village residents)
- At least two public educational events will be held
- RFP includes a requirement that the proposers must beat the 12 month utility average
- 30-35K households are in the CCA
- There has been no adverse comment from the Village Attorney.

Trustee Voloto made a motion authorizing the Mayor to sign the MOU. Trustee Murphy seconded and the motion passed unanimously.

REQUEST TO PURCHASE VILLAGE-OWNED PROPERTY AT 15 MAIN STREET (APPRX. 250SF)

Juhee Lee-Hartford (River Architects) appeared on behalf of the applicant. She presented a site plan and first floor plan and described the parcel and its anticipated use. During the discussion it was noted that:

- Mayor Merandy requested a front elevation of the building to provide context for proposed use of the parcel. Ms. Lee-Hartford suggested the Board wait until HDRB approval of the elevation. Mayor Merandy noted his concern is not for the final appearance, but only to get a sense of how the project would look (understanding that the final front façade appearance may change.) Juhee Lee-Hartford will consult with building owner.
- The floor of the first floor will be raised 2'-0", as will the new porch that would be built on the purchased parcel
- Purchase of the parcel will make subsequent board approvals simpler and reduce the number of appearances before those boards
- Board members noted that if they authorize selling of the parcel, it in no way is an endorsement of how it is used (which would be up to the various Village boards: Planning Board first and then HDRB.)
- ADA access was discussed
- Juhee Lee-Hartford noted that if the proposed porch is disallowed by any Village board, the owner would likely not purchase the parcel

- Juhee Lee-Hartford will submit photographs of existing conditions
- Juhee Lee-Hartford will indicate dimensions of remaining sidewalk if porch is constructed
- Juhee Lee-Hartford will confirm dimensions of parcel to be purchased

REVIEW AND APPROVAL OF DOCKSIDE PARK APPLICATION

This item was tabled.

REQUEST TO REMOVE FENCE ON VILLAGE PROPERTY (AT 33 PARROTT ST.)

This item was tabled.

DISCUSSION AND REVIEW OF PLANS FOR SIDEWALK AREA AT 126 MAIN STREET

Building owner Sue Costigan presented site plan and other drawings to illustrate the use of the sidewalk outside the Main St. entrance. She noted that rather than purchasing only the small area directly in front of the entrance, she wishes to purchase the entire parcel in front of the property.

Trustee Early made a motion to sell the Village property in front of 126 Main St., subject to submission of Metes and Bounds. Mayor Merandy seconded and the motion passed unanimously.

DISCUSSION ON WATER AND SEWER ASSESSMENTS FOR FRIENDSHIP CENTER

Trustee Early has visited the Center and described her findings to the Board (regarding Water and Sewer assessments) noting that:

- The former Lahey Pavilion has been divided into five separate units each with its own Badger water meter. Each of these units will receive a separate water/sewer bill on a quarterly basis
- Michael Cunningham, Director, Office for Senior Services noted there are five restrooms and water service in the kitchen at the Friendship Center
- Chapter 130 (Water) of the Village Code identifies “municipal buildings”, such as the Friendship Center in the “Special Assessment” category, with assessments set by the Village Board.
- 3.5 water rents are suggested: .5 per rest room plus .25 per sink in the kitchen (4 sinks in total)

Regarding Sewer assessments, Trustee Early noted that:

- The Friendship Center doesn’t appear to fall neatly into any of the categories in Chapter 97 (Sewer) of the Village Code
- The Center is about 6,000SF containing a large dining/meeting room, greeting area, at least two private offices, five rest rooms, a game room, an arts and crafts room, kitchen and several other rooms that were not visited
- For Sewer, there will be one (1) rent charged per bathroom plus one (1) for the kitchen for a total of 6 Sewer Rents
- The topic was tabled to obtain additional information

APPROVAL OF BILLS

Trustee Miller made a motion to approve Batch #5035 in the amount of \$49,373.21. Mayor Merandy seconded and the motion passed unanimously.

APPROVAL OF MINUTES

None

PUBLIC COMMENT

None

ADJOURNMENT

Trustee Early made a motion to adjourn the meeting. Trustee Murphy seconded and the motion passed unanimously at 8:45 pm.

Submitted by: M. Mell

Mayor David Merandy

Date