

## Village of Coxsackie

### Workshop Minutes

August 5, 2024

The Workshop Meeting was called to order by Mayor Mark Evans at 6:00 p.m. Present were Trustee Donald Daoust, Trustee Rodney Levine, and Trustee Deidre Meier. Trustee Katlyn Irwin was present via Zoom Video Conference.

#### **Wayne Speenburgh Grants**

Mayor Evans stated that the Village can apply for \$5,000.00 for some small pieces of equipment for McQuade Park playground.

Trustee Daoust stated that he was thinking about adding some playground spring riders for smaller children.

Mayor Evans stated that once the Board decides which playground company to go with, they will reach out for pricing.

Trustee Daoust stated that the Field of Flags is looking to buy a wooden shed. They are looking to raise funds for this purchase, which they anticipate will cost between 4-5 thousand dollars. They were thinking that it could go behind the Village Building next to the fuel tank. By purchasing a shed, this would allow them to not have to go upstairs into the attic of the Village Building.

#### **Water Tank Discussion**

Mary Beth Bianconi, of Delaware Engineering, gave an overview of an alternative approach to the new Water Tank project. She said that two bids were received on April 4, 2024 that exceeded the original 2018 budget for the project. A Supplemental Bond Resolution was adopted by the Village Board on May 13, 2024. A meeting with the low bidder, Preload, occurred on July 11, 2024, where the bidder, and sub information and statements led to concerns that site constraints could lead to change orders increasing the already sizable cost of the tank. A Notice to Proceed has not been issued, and Preload has been instructed not to expend any funds until further notice. Ms. Bianconi gave an overview of design considerations, stating that there are two types of tanks for this application, namely concrete and glass lined steel. Concrete tanks can be constructed at any size and are often used for very large tanks. However, a site with limited construction area creates construction issues associated with pouring panels off-site, moving them to the site, and hoisting them with a very large crane. On the Coxsackie site, the height of the concrete tank is limited by site conditions that affect construction. Glass lined steel tanks have a structural design capacity limit in very large sizes, such as the target of nearly 2.0 million gallons for Coxsackie. Within the design range of these tanks, height is not an issue, and the construction footprint is very small, making these tanks more ideal for sites with constraints, but limited in total volume of a single tank. With the target of near 2.0 million gallons of storage, the design as bid utilized a concrete tank due to the structural limitations of a single glass lined steel tank. There are only two companies that bid the concrete tank, and both had similar total construction costs. The companies that sell glass lined steel tanks prefer to subcontract to General Contractors, which opens the field to be more competitive. Given that the bids for the concrete tank were substantially over the 2018 budget, and the indications from the low bidder, and that the site constraints may result in significant change orders during construction, Delaware Engineering has conceptualized an alternative tank design. Ms. Bianconi gave an overview of Delaware Engineering's recommended alternative approach to the new water tank project, suggesting that

the Village Board adopt a resolution to rescind award at \$5.6 million for the concrete tank to Preload, and redesign at no cost to the Village of the project using two glass lined steel water tanks with the following benefits: Glass lined steel tanks are not limited by height which will reduce footprint, reduce the number of pilings for foundations, and facilitate construction, taller tanks increase effective storage volume for the system, glass lined steel tanks need only 10 feet of clearance around them allowing for construction on the best area of the site, because a large crane will not be required and the footprint is reduced, the amount of site work is reduced saving costs, and reducing the likelihood of change orders, foundations for the glass lined steel tanks can be delivered to the site or pumped, and the panels arrive by truck and are erected using internal jacks and scaffolding, with only a 10 feet level working pad around the tanks required, foundations can be designed to accommodate taller tanks in future if desired storage capacity increases, a two-tank design allows one tank to be drained, cleaned, and inspected, while still providing storage to meet system needs, the provider of these tanks will work with multiple general contractors increasing the pool of potential bidders, and the reduced amount of site work allowing for construction on the best soils on the site reduces the potential for construction claims due to unknown underground conditions. Ms. Bianconi stated that after the project is redesigned, Delaware Engineering will submit updated plans to the Department of Health and Environmental Facilities Corporation for review and approval, re-bid the tank project, and assuming that there is around \$1.0 million in project budget remaining, can bid Bailey Street, and possibly gate house improvement projects. Ms. Bianconi gave an overview on tank size and cost benefits, showing tank options, size of tanks, and functional/operational/useable volume. After deliberation, it was determined that Resolution No. 15 of 2024-Rescinding Award of Contract W-2: New Water Tank will be added as an agenda item for approval at the next Board Meeting on August 12<sup>th</sup>.

### **DEC Consent Order**

Mayor Evans stated that Village Attorney, Robert Stout, has been going back and forth with the counsel at DEC, with the assistance of Mary Beth Bianconi, of Delaware Engineering. The issues have been narrowed down to a few. The Village can't get the DEC to acknowledge that several dates of overflows were one big storm that lasted over a day, versus two separate dates, and that they want to fine the Village for two events instead of one. Also, they are putting the onus on the Village to get sewer flow meters into the prisons. As the Village has learned, issues with the prisons have taken years, and they have the Village down to months to get compliance. They want the Village to force a state agency into compliance, when they, as a state agency, should be taking the lead. The Village Board continued discussion with both Village Attorney, Robert Stout, and Mary Beth Bianconi, of Delaware Engineering, who were present. Village Attorney, Robert Stout, stated that he will continue working with DEC's counsel on this matter, and inform the Village about next steps going forward.

### **UMH**

Both Mary Beth Bianconi, of Delaware Engineering, and Village Attorney, Robert Stout, gave an overview of where they are in the review process of the Draft Environmental Impact Statement submitted by UMH. The Village Board continued discussion, and Village Attorney, Robert Stout, stated that both his office, as well as Delaware Engineering, are continuing to review changes that need to be made to the document with UMH, and he will inform the Village about next steps going forward.

Trustee Katlyn Irwin left at 7:30 p.m.

### **Pro-Housing Community Designation**

Mayor Evans stated that the NYS Pro-Housing Communities Program provides a certification

program for local governments that are taking action to support housing growth to address the housing shortage throughout the State. Obtaining certification is now required to be eligible for specific discretionary funding grants. There are two options for certification in the Pro-Housing Community program. He feels that Option 2 that is laid out in the information packet from NYS Homes and Community Renewal is the best option for the Village. This is for communities that have not yet seen housing growth. A community can take the following actions to achieve certification: pass a resolution stating their commitment to Pro-Housing principles, and submit documentation on their zoning code, zoning map, and last five years of housing permitting, including planning, zoning, site plans, and building permits. After deliberation, it was determined that this will be added as an agenda item for approval at the next Board Meeting on August 12<sup>th</sup>.

### **Non-CDL Laborer in Department of Public Works**

Mayor Evans stated that the Department of Public Works has an employee that still has not obtained their CDL permit, and it has been over a year. Per the union contract, all DPW employees must obtain their CDL within 1 year from their hire date. The Board will have to have a further discussion in the near future about how to handle this employee.

### **Police Department Computer Proposal**

Mayor Evans stated that the Village Board needs to consider the quote received from Intelligent Technology Solutions (ITS) for computer services for the Police Department. The switchover amount of approximately \$16,000.00 would be paid from the grant that the PD received, and the monthly recurring service charge would be several hundred dollars less than what the Village is paying now with Nordutch Technologies.

Trustee Levine stated that he feels that the quoted amounts for equipment are too high. He will reach out to ITS and have a conversation with them, to see if the quoted prices can be lowered.

After deliberation, it was determined that once a new quote is received, it will be added as an agenda item for approval at the next Board Meeting on August 12<sup>th</sup>.

### **School "No Parking" Request**

Mayor Evans stated that the Village received a letter from Randy Squier, C-A School Superintendent, requesting that the Village consider making "No Parking" along Sunset Boulevard, from the west entrance, to the parking area after the tree line. The Village Board needs to consider this request. After deliberation, it was determined that this request will be sent to the Village Attorney to draft up a proposed Local Law to address this issue.

### **Greene County ARPA Grant**

Mayor Evans stated that the Village received a letter from Greene County awarding the Village \$25,000.00 in ARPA funds, to fund replacing the baseball field fence, and purchasing skate park equipment at McQuade Park. Mayor Evans stated that the Village Board needs to pass a motion to satisfy the County's requirements.

A motion to approve accepting the Greene County ARPA Grant funds in the awarded amount of \$25,000.00, for the purpose of funding the replacement of baseball field fence, and the purchase of skate park equipment at McQuade Park was made by Trustee Daoust and seconded by Trustee Meier. Trustee Daoust voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

### **Peddler's Permit**

Mayor Evans stated that the Village Board needs to consider approving the Peddler's Permit received from Renewal by Andersen of Eastern NY to go door to door to distribute information about window replacements. After deliberation, it was determined that this will be added as an agenda item for approval at the next Board Meeting on August 12<sup>th</sup>.

### **Halloweentown at Coxsackie**

Mayor Evans introduced Wicked Endeavors, which is a group made up of: Jesse Bidwell, Robin Edwards, Dawn Schlenker, and Lisa Wood, along with Katlyn Irwin, of Shipwrecked, who is partnering with them.

Jesse Bidwell, of Wicked Endeavors, stated that they are present tonight to share a proposal for "Halloweentown at Coxsackie", which they are looking to hold on Friday, October 25<sup>th</sup> from 4-9 p.m. on Reed Street. They are hoping to create an event with family friendly activities, and will be partnering up with downtown businesses in the historical district. They will have decorations, fun carnival like games and contests to win, and a best pet costume contest. They are hoping to have a variety of food, beverage, and local craft vendors. She said that local businesses will open their doors welcoming patrons to visit their decorated stores. They are hoping to have a DJ or band to provide music. They will have a "Witches Cackling Contest" as well. They will work on receiving financing through sponsorships, donations, and fundraising. They plan to advertise on social media, local newspapers, and through word of mouth. They are requesting that Reed Street be blocked off during the hours of 5-9 p.m. It is intended that this event will work hand in hand with other Halloween events happening in the area, such as the D.M. Hamilton Haunted House, in order to help each other advertise and support each other. After deliberation, it was determined that Saturday, October 26<sup>th</sup> from 4-9 p.m. would be better than Friday, October 25<sup>th</sup>.

A motion to approve supporting the Halloweentown at Coxsackie event to be held on Saturday, October 26<sup>th</sup> from 4-9 p.m., with the assistance of the Police Department to block off Reed Street during these hours was made by Trustee Meier and seconded by Trustee Daoust. Trustee Daoust voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion carried.

### **Code Enforcement Discussion**

Trustee Meier stated that she would like to have a discussion with the Village Board regarding procedural matters within the Building Department, in correlation to what is laid out in the Village Code, as well as discuss Building Permit fees compared to surrounding municipalities. The Village Board continued discussion, and determined that this will need to be revisited for further discussion in the near future.

### **Department Head Monthly Reports**

The following Department heads were excused: Clerk Nikki Berezna, Department of Public Works Superintendent Scott Martell, Fire Chief Scott Bennett, Police Chief Samuel Mento, Water Superintendent Adelord Preville, Chief Wastewater Treatment Plant Operator David Varade, Code Enforcement Officer Michael Ragaini, Planning Board Chairman Robert Van Valkenburg, Jr., Historic Preservation Commission Chairperson Patricia Maxwell, and Dog Control Officer Sherry Vieta.


All Department head monthly reports are on file with the Village Clerk.

A motion to adjourn the meeting was made by Trustee Daoust and seconded by Trustee Meier. Trustee Daoust voted yes. Trustee Levine voted yes. Trustee Meier voted yes. The motion

carried.

The meeting was adjourned at 8:46 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nikki Berezna". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Nikki Berezna  
Clerk