

Amending Capital Project 607- Government Operations Center And Authorizing The Acquisition Of Real Property Located At Paradies Lane In The Town Of New Paltz For Purpose Of Siting A Government Operations Center And Authorizing The Chair Of The Ulster County Legislature To Execute Any And All Documents Required For Said Acquisition – Department Of Public Works (Buildings And Grounds)

Referred to: The Law Enforcement and Public Safety Committee (Chairman Uchitelle and Legislators Hansut, Heppner, Hewitt, and Lopez), The Public Works, Capital Projects and Transportation Committee (Chairwoman Petit and Legislators Fabiano, Litts, Nolan, and Stewart), and The Ways and Means Committee (Chairman Gavaris and Legislators Cahill, Fabiano, Ronk, and Walter)

Chairman of the Law Enforcement and Public Safety Committee, Abe Uchitelle, and Deputy Chair Gina Hansut offer the following:

WHEREAS, this resolution has been submitted at the request of the Acting County Executive on behalf of the Department of Public Works; and

WHEREAS, pursuant to Resolution No. 444 of October 2021, Capital Project 607 was established for the development of a Government Operations Center to include the County's E-911 ("PSAP") and Emergency Operations Center, as well as act as a daily Government Operations Center; and funding was provided for design and professional engineering services; and

WHEREAS, Ulster County, utilizing the services of its design and engineering consultants, has analyzed the need to upgrade its existing PSAP and combine critical functions of Emergency Operations with other problem solving elements of County Government to create a multi-use Government Operations Center ("GOC"); and

WHEREAS, the design team has conducted a site selection process for the Government Operation Center with a general search area that includes properties located in the area of the County extending from NYS Route 299 in the South to NYS Route 209/199 in the North and from NYS Route 9W in the East and US Route 209 in the West; and

WHEREAS, the design team identified no fewer than ten (10) alternative locations and conducted an extensive analysis on each using an industry practice site selection matrix, and including the development of site layout plans at the concept level, and planning level cost analysis to determine site suitability for the facility now and into the future; and

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WHEREAS, the Ulster County Legislature requested additional sites be included in the site selection process and the design team identified three additional sites and developed concept plans and costs for two of those sites; and

WHEREAS, the design team has provided comparison costs for three finalist sites that include Paradies Lane as well as a list of pros and cons for each site; and

WHEREAS, such analysis has resulted in a preferred location on lands abutting Route 299 and Paradies Lane in New Paltz - Tax Map Parcel 86.12-5-12.320 and 86.12-5-12.310) consisting of approximately 57.3 acres (Paradies Lane Site) as the preferred location due to the overall cost of facility at the site, the ability to meet critical facility siting criteria including back up power and telecommunication infrastructure, and superior access, constructability, and protection from adjoining uses; and

WHEREAS, the site has undergone an extensive level of testing to characterize the environmental issues on the site and is proceeding toward inclusion in the New York State Brownfield Program that offers tax incentives for site clean-up and liability protection for owners; and

WHEREAS, the amount of environmental information available on the site has allowed the County's Consultants to estimate the costs associated with environmental remediation of the site at between \$800,000.00 to \$1,000,000.00 with costs associated with lands to be utilized for the Government Operation Center at approximately \$100,000.00; and

WHEREAS, Ulster County desires to proceed with the required steps necessary to secure the land for the purposes of siting a Government Operations Center to be located at Paradies Lane site and has provided a letter of intent to do so at a purchase price of \$3,000,000 that has been accepted by the seller; and

WHEREAS, Ulster County has been made aware that a competing offer for the site has been made that could preclude the County's acquisition of the preferred site if not completed in a timely manner; and

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WHEREAS, Ulster County is facing a crisis regarding the need to site and construct a Government Operations Center in a timely manner due to the lack of space for additional personnel necessary to handle increased call volumes and mental health needs, replacement of equipment that requires additional space, lack of redundant systems at the current site, and coordination of the rollout of the County's new Public Safety Radio System; and

WHEREAS, the purchase the land at Paradies Lane site constitutes an action as defined under NYCRR Part 617.2(b) [SEQRA]; and

WHEREAS, the Ulster County Legislature desires to segment the environmental review of the land purchase from the broader environmental review under SEQRA for the construction of the facility itself in order that it may secure the land at this time and for the other reasons noted above; now, therefore be it

RESOLVED, that the Ulster County Legislature has determined, after review of the criteria contained in 6 NYCRR Parts 617.4 and 617.5, [SEQRA] that the Project is an Unlisted Action; and, be it further

RESOLVED, that the Ulster County Legislature hereby determines acquisition of the Paradies Lane Site lands, which, among other things, permits design and engineering of the Government Operations Center to move forward can be considered separate and apart from any future actions, and will neither impair nor reduce the effectiveness of subsequent environmental, and as such, a segmented review is warranted and will be no less protective of the environment in that a) segmentation allows the County to secure preferred site after significant studies that illustrate the site's suitability of the Project; b) the County is aware of a competing offer for the site that can jeopardize its accepted letter of intent; c) its existing 911 Center and Emergency Operation Center is in crisis due to aging equipment, expanding personnel, and lack of redundancy of critical power and telecommunication facilities; d) the County Legislature will undertake a separate full environmental review of construction of the facility and a full vote of the Legislature is necessary to approve any environmental fundings from said review as well as any funding necessary for construction of the facility; and, be it further

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RESOLVED, that the Ulster County Legislature acting as lead agency further determines that the acquisition of these lands does not pose a potential significant adverse environmental impact and adopts and issues a negative declaration. In making this determination the Ulster County Legislature notes that no physical activities, such as construction or other activities that may affect the environment by changing the use, appearance or condition of any natural resource or structure will occur as a result of this action as noted in the short EAF filed with the Clerk of the Legislature; and, be it further

RESOLVED, that Capital Project No. 607 for the Government Operations Center is hereby amended as follows:

	<u>INCREASE</u>	<u>AMOUNT</u>
Capital Project No. 607	Government Operations Center	\$3,000,000.00

and, be it further,

RESOLVED, that the 2022 Ulster County Capital Fund budget is hereby amended and funded as follows:

	<u>INCREASE</u>	<u>AMOUNT</u>
HH-1997-0607-2300-2555 (App.#)	Acquisition	\$3,000,000.00
HH-1997-0607-3500-5710 (Rev.#)	Serial Bonds	\$3,000,000.00

and, be it further

RESOLVED, that the Chair of the Ulster County Legislature is hereby authorized to execute an agreement, any amendments thereto, and such other documents as may be necessary to establish the terms and conditions pursuant to which the County of Ulster shall purchase and take title lands along Paradies Lane in the Town of New Paltz, Ulster County identified as Tax Map Parcels 86.12-5-12.320 and

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86.12-5-310 consisting of approximately 57.3 acres in the form as filed with the Clerk of the Ulster County Legislature, or as modified with the approval of the Ulster County Attorney; and, be it further

RESOLVED, that the acquisition of real property located at Paradies Lane, as set forth herein, shall be subject to the Ulster County Legislature’s prior receipt and evaluation of a second independent appraisal,

and move its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 21 NOES: 1
(Noes: Legislator Maloney)
(1 Abstention: Legislator Litts)

Passed Committee: Law Enforcement and Public Safety on June 9, 2022

Passed Committee: Public Works, Capital Projects and Transportation on June 13, 2022

Postponed in Committee: Ways and Means as amended for one week on June 14, 2022

Postponed in Committee: Ways and Means on June 21, 2022 with consent

Postponed in Committee: Ways and Means for one week on July 12, 2022

Postponed in Committee: Ways and Means on July 19, 2022

Postponed in Committee: Ways and Means for one week on August 9, 2022

Postponed in Committee: Ways and Means on August 16, 2022

Postponed in Committee: Ways and Means for one month on September 13, 2022

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Postponed in Committee: Ways and Means for one week on October 11, 2022

Postponed in Committee: Ways and Means on October 18, 2022 without consent

Passed Committee: Ways and Means as amended on November 9, 2022

FINANCIAL IMPACT:

\$3,000,000.00 – CAPITAL FUND APPROPRIATIONS

\$3,000,000.00 – COUNTY REVENUE – SERIAL BONDS

STATE OF NEW YORK

ss:

COUNTY OF ULSTER

I, the undersigned Clerk of the Legislature of the County of Ulster, hereby certify that the foregoing resolution is the original resolution adopted by the Ulster County Legislature on the 15th Day of November in the year Two Thousand Twenty-Two, and said resolution shall remain on file in the office of said clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 18th Day of November in the year Two Thousand Twenty-Two.

/s/ Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

Submitted to the County Executive this
18th Day of November 2022.

Approved by the Acting County Executive this
21st Day of November 2022.

/s/ Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

/s/ Johanna Contreras
Johanna Contreras, Acting County Executive