

Ways & Means Committee Regular Meeting Minutes

DATE & TIME: October 9, 2018 – 5:00
LOCATION: KL Binder Library, 6th Floor, County Office Building,
244 Fair Street, Kingston, NY
PRESIDING OFFICER: Richard Gerentine, Chairman
LEGISLATIVE STAFF: Amber Feaster
PRESENT: Legislators Laura Petit (arrived at 5:11), Lynn Archer,
Tracey Bartels, Craig V. Lopez, Mary Beth Maio (arrived at
5:23), James F. Maloney, and Legislative Chairman Kenneth
J. Ronk, Jr. (5:20-5:32)
ABSENT: Legislator Joseph Maloney
QUORUM PRESENT: Yes
OTHER ATTENDEES: Legislators David B. Donaldson, and Kathy Nolan; Kyle Barnett,
Legislative Counsel; Burt Gulnick, Commissioner of Finance;
Ken Crannell, Deputy County Executive; Marc Rider, Deputy
County Executive; Dennis Doyle, Director of Planning; Chris
White, Deputy Director of Planning; Steven Peterson, Director
of Emergency Services; Jennifer Clark and Marie Bing, County
Attorney; Patricia Doxsey, Daily Freeman

- **Chairman Gerentine called the meeting to order at 5:07 PM**

Motion No. 1: To approve the Minutes of September 12, 2018 and September 20, 2018

Motion Made By: Legislator Archer
Motion Seconded By: Legislator Maloney (James)
Discussion: None
Voting In Favor: Legislators Gerentine, Archer, Bartels, Lopez, James Maloney
Voting Against: None
No. of Votes in Favor: 5
No. of Votes Against: 0
Disposition: Approved

Motion No. 2: To approve Resolution No. 383 -- Setting A Public Hearing On The Sale And/Or Transfer Of 0.18 Acres Of County Property In Kingston To the Ulster County Economic Development Alliance, Inc., A Local Development Corporation (Department of Planning)

Resolution Summary: This Resolution sets a public hearing on Tuesday, November 13, 2018 at 6:15 PM in the Legislative Chambers, Ulster County Office Building, 244 Fair Street, Kingston, NY to consider the advisability of the adoption of a resolution authorizing the sale and/or transfer of 0.18 acres of County property located in the City of Kingston to the Ulster County Economic Development Alliance, Inc.

Motion Made By: Legislator Maloney (James)

Motion Seconded By: Legislator Bartels

Discussion: Legislator Bartels stated discomfort in the Resolution, asking if the transfer is for the purpose of selling to a single buyer. Burt Gulnick, Commissioner of Finance, affirmed that there is an encroachment issue on the property. Legislator Bartels questioned if this transaction is setting precedent that anywhere there is an infringement on County property, the County will transfer its ownership of the property to the private party, further voicing discomfort in transferring the property to a business. Legislator Archer informed Committee members that there was a motion to transfer the property to the IDA, rather than to the EDA, in Economic Development so that all of the details of the transaction would be examined, but that this motion did not pass. Legislator Archer continued saying that she understands there is a local business that is looking to resolve an issue that currently exists but that it is not clear to her if the transfer would infringe on the Greenway with Kingston. Further, Legislator Archer requested an assessment of County properties where it is believed that encroachment issues exist. Legislator James Maloney stated that this Resolution is not precedent-setting as a similar situation took place roughly a year ago. Discussion pursued on similarities between the transfer proposed and a prior transfer referred to as “the Spada property”. Chris White, Deputy Director of Planning, provided members with a map showing the structures in existence and the property lines. Further, Chris White explained that if there were any conflicts with the Green Line Trail or the Uptown Linear Park the County would not have proposed this transaction, that this is a long-standing encroachment which was found through a recent survey that the business completed for the purpose of obtaining an investor, that the County has confirmed the encroachment, and that the encroachment creates a deed issue which would prevent the business from obtaining the investment sought. Moreover, Chris White continued, emphasizing that this transaction transfers the minimum land possible for the business to obtain a clean title to the property and that the business is paying for the appraisal, all closing costs, the fair market value of the property, and for a fence of the County’s choice. Discussion pursued on the request for an assessment of County properties where it is believed that

encroachment issues exist, including the cost to confirm encroachments and the current process for identification. Legislator Petit confirmed the exact area of the property's location. Discussion pursued on the timeline of the two structures causing the encroachment.

Voting In Favor: Legislators Gerentine, Archer, Lopez, Maio, Maloney (James), and Ronk
Voting Against: Legislators Petit, and Bartels
No. of Votes in Favor: 6
No. of Votes Against: 2
Disposition: Approved

Motion No. 3: To discuss Resolution No. 385 – Approving The Execution Of A Contract In Excess Of \$50,000.00 Entered Into By The County – Trinity Services Group, Inc. – Ulster County Sheriff

Resolution Summary: This Resolution approves the execution of a contract with Trinity Services Group, Inc from November 30, 2018 through December 31, 2021 for food services for the Ulster County Jail for rates anticipated to amount to \$730,000.00.

Motion Made By: Legislator Maloney (James)
Motion Seconded By: Legislator Maio

Discussion: Legislator Bartels asked how many companies bid on the contract. No one present was able to provide an answer. Legislator Bartels asked to postpone the Resolution to hear more information about the bid process. Further, Legislator Bartels affirmed happiness over the contract's requirement to provide fresh fruits and vegetables, but stated that she has some very specific questions she would like to have answered, asking that the Sheriff or a designee attend the next Committee meeting. Legislator Maio stated that she is not in favor of postponing the Resolution, as she is comfortable with the contract and had previously approved it in Laws & Rules.

Motion No. 4: To postpone Resolution No. 385 – Approving The Execution Of A Contract In Excess Of \$50,000.00 Entered Into By The County – Trinity Services Group, Inc. – Ulster County Sheriff

Resolution Summary: This Resolution approves the execution of a contract with Trinity Services Group, Inc from November 30, 2018 through December 31, 2021 for food services for the Ulster County Jail for rates anticipated to amount to \$730,000.00.

Motion Made By: Legislator Bartels
Motion Seconded By: Legislator Archer

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, and Maloney (James)
Voting Against: Legislator Maio
No. of Votes in Favor: 6
No. of Votes Against: 1
Disposition: Postponed

Motion No. 5: To approve Resolution No. 386 – Authorizing The Chairman Of The Ulster County Legislature To Execute A Lease Agreement With Pine Professional Center, LLC, For Offices Of the County’s Probation Department – Department Of Public Works (Buildings And Grounds)

Resolution Summary: This Resolution authorizes the execution of a lease agreement and any amendments thereto, with Pine Professional Center, LLC, 124 Main Street, Suite 8, New Paltz, NY for offices of the County’s Probation Department located on the first floor of the premises for a five-year term beginning November 1, 2018 and ending October 31,2023, at an annual cost of \$22,260.00 for the five-year term of the lease.

Motion Made By: Legislator Maio
Motion Seconded By: Legislator Petit

Discussion: None

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)
Voting Against: None
No. of Votes in Favor: 7
No. of Votes Against: 0
Disposition: Approved

Motion No. 6: To approve Resolution No. 387 – Authorizing The Chairman Of The Ulster County Legislature To Execute A Lease Amendment With Ulster Savings Bank, For Offices of the County’s Public Defender – Department Of Public Works (Buildings And Grounds)

Resolution Summary: This Resolution authorizes the execution of a lease amendment, with Ulster Savings Bank, 180 Schwenk Drive, Kingston, NY for offices of the Public Defender at the premises located at 280 Wall Street, Kingston, NY for a term beginning November 1, 2018 and ending September 20, 2020, at an annual cost of \$6,020.00 and an adjusted annual lease cost of \$67,452.00.

Motion Made By: Legislator Maio
Motion Seconded By: Legislator Maloney (James)

Discussion: None

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)

Voting Against: None

No. of Votes in Favor: 7

No. of Votes Against: 0

Disposition: Approved

Motion No. 7: To approve Resolution No. 388 – Authorizing The Chairman Of The Ulster County Legislature To Execute A Lease Agreement With Access: Supports For Living Inc. For Office Space To Provide Mental Health Services To The Community – Department Of Public Works (Buildings And Grounds)

Resolution Summary: This Resolution authorizes the execution of a lease agreement and any amendments thereto with Access, for office space at 50 Center Street, Ellenville, NY for a five-year term beginning November 1, 2018 and ending October 31, 2023, at an annual cost of \$1,386.00 for the five-year term of the lease.

Motion Made By: Legislator Bartels

Motion Seconded By: Legislator Maio

Discussion: None

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)

Voting Against: None

No. of Votes in Favor: 7

No. of Votes Against: 0

Disposition: Approved

Motion No. 8: To approve Resolution No. 389 – Authorizing The Chairman Of The Ulster County Legislature To Execute A Lease Agreement With Access: Supports For Living Inc., For Office Space To Provide Mental Health Services To The Community – Department Of Public Works (Buildings And Grounds)

Resolution Summary: This Resolution authorizes the execution of a lease agreement and any amendments thereto with Access for office space at Golden Hill for a five-year term beginning November 1, 2018 and ending October 31, 2023, at a cost of \$11.00/square foot, totaling \$2,277.00 annually.

Motion Made By: Legislator Maio
Motion Seconded By: Legislator Bartels

Discussion: None

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)

Voting Against: None

No. of Votes in Favor: 7

No. of Votes Against: 0

Disposition: Approved

Motion No. 9: To approve Resolution No. 390 – Amending Capital Project No. 475, Slope Analysis & Stabilization – Amending The 2018 – 2023 Capital Improvement Program – Department Of Public Works (Highways And Bridges)

Resolution Summary: This Resolution amends Capital Project No. 475, Slope Analysis & Stabilization, to fund anticipated additional construction costs due to bedrock removal at the slope stabilization project located at Ohayo Mountain Road, increasing total Project costs by \$52,000.00 which includes additional construction inspection, construction, and construction supervision, bringing the total Project cost to \$1,224,480.00.

Motion Made By: Legislator Maio
Motion Seconded By: Legislator Lopez

Discussion: None

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)

Voting Against: None

No. of Votes in Favor: 7

No. of Votes Against: 0

Disposition: Approved

Motion No. 10: To approve Resolution No. Resolution No. 392 – Amending Capital Project No. 483, Fire Training Center – Amending The 2018 – 2023 Capital Improvement Program – Department Of Public Works (Buildings and Grounds)

Resolution Summary: This Resolution amends Capital Project No. 483, Fire Training Center, to increase the funding available for design of the center, authorizes expenditures exclusively for design, engineering, and any needed environmental and legal work necessary to effectuate the design of the fire training center, and amends the budget accordingly in the amount of \$315,000.00.

Motion Made By: Legislator Maio
Motion Seconded By: Legislator Maloney (James)

Discussion: Legislator Bartels asked if the Committee can see the preliminary design that has been completed. Discussion pursued on the spread of misinformation concerning the proposed Fire Training Center(s). Deputy County Executive Marc Rider affirmed positive feedback from citizens, saying that people have been very happy with the format of the public hearings. Dennis Doyle, Director of Planning, explained the facilities and the activities planned for the SUNY Ulster site and for the Ulster Landing site. Discussion pursued on the proposed Training Center's impact on noise, traffic, and other potential pollutants surrounding its location. Legislator Petit confirmed contract specifics relating to County employees and certified payroll. Legislator Bartels requested copies of all documents circulated to the public pertaining to this Project. Legislator James Maloney confirmed that the Project at the SUNY Ulster site is not tied to the Project at the Ulster Landing site and that the two are completely independent of each other. Legislator Bartels asked if the Walker Valley site will still be utilized for training. Steven Peterson, Director of Emergency Services, confirmed that the Walker Valley burn tower will continue to be used for training.

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)
Voting Against: None
No. of Votes in Favor: 7
No. of Votes Against: 0
Disposition: Approved

Motion No. 11: To approve Resolution No. Resolution No. 394 – Approving The Execution Of A Contract In Excess Of \$50,000.00 Entered Into By The County – C.T. Male Associates – Department Of Public Works

Resolution Summary: This Resolution approves the execution of a contract with C.T. Male Associates from October 22, 2018 through December 31, 2019 for design services required to complete the final design of the Fire Training Center Site located at 250 Ulster Landing Road in the amount of \$308,900.00.

Motion Made By: Legislator Maloney (James)
Motion Seconded By: Legislator Maio

Discussion: None

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)
Voting Against: None
No. of Votes in Favor: 7
No. of Votes Against: 0
Disposition: Approved

Motion No. 12: To approve Resolution No. Resolution No. 395 – Authorizing The Chairman Of The Ulster County Legislature To Execute An Easement And A Memorandum Of Agreement (MOA) With The Town Of Ulster, New York For A Fire Training Center – Department Of Public Works (Buildings and Grounds)

Resolution Summary: This Resolution authorizes the execution of a Memorandum of Agreement (MOA) with the Town of Ulster, New York, for the operations of the fire training center, to ensure access to the center by the fire services in the Town and preserve access to the existing law enforcement shooting range.

Motion Made By: Legislator Maloney (James)
Motion Seconded By: Legislator Maio

Discussion: None

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)
Voting Against: None
No. of Votes in Favor: 7
No. of Votes Against: 0
Disposition: Approved

Motion No. 13: To approve Resolution No. Resolution No. 397 – Pledging Matching Funds For The “I Love New York” Tourism Promotion – Department of Tourism

Resolution Summary: This Resolution authorizes Ulster County to pledge to match funds received from the “I Love New York” Program during New York State fiscal year 2019 in an amount no more than \$135,250.00, and no less than \$30,000.00, providing that Ulster County reserves the right to accept or not accept funds from the Program.

Motion Made By: Legislator Bartels
Motion Seconded By: Legislator Archer

Discussion: None

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)
Voting Against: None
No. of Votes in Favor: 7
No. of Votes Against: 0
Disposition: Approved

Motion No. 14: To approve Resolution No. Resolution No. 398 – Approving The Execution Of A Contract In Excess Of \$50,000.00 Entered Into By The County – Freer Abstract Inc. – Department Of Finance

Resolution Summary: This Resolution approves the execution of a contract with Freer Abstract, Inc. from November 1, 2018 through October 31, 2019 for title services related to In Rem tax foreclosure property acquisitions in the amount of \$195,000.00.

Motion Made By: Legislator Maloney (James)
Motion Seconded By: Legislator Maio

Discussion: None

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)
Voting Against: None
No. of Votes in Favor: 7
No. of Votes Against: 0
Disposition: Approved

Motion No. 15: To approve Resolution No. Resolution No. 399 – Authorizing The Commissioner Of Finance To Accept A Bid For A Parcel Of County-Owned Real Property For Private Sale And Authorizing The Chairman Of The Ulster County Legislature To Convey Such Parcel – Department Of Finance

Resolution Summary: This Resolution authorizes the Commissioner of Finance to accept payment as disclosed therein, and authorizes and directs the Chairman of the Legislature to make, execute, and deliver to said bidder making payment, a quitclaim deed conveying the interest of the County in said parcel.

Motion Made By: Legislator Maio
Motion Seconded By: Legislator Petit

Discussion: None

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, Maio, Maloney (James)
Voting Against: None
No. of Votes in Favor: 7
No. of Votes Against: 0
Disposition: Approved

Motion No. 16: To approve Resolution No. Resolution No. 401 – Establishing County Equalization Rates For The Year 2019 Levy

Resolution Summary: This Resolution adopts the list of ratios for the City and Towns for the 2019 County Taxes as provided by the State Office of Real Property Tax Services, Albany, New York.

Motion Made By: Legislator Maio
Motion Seconded By: Legislator Lopez

Discussion: Legislator James Maloney explained that he will be abstaining due to employment involvement.

Voting In Favor: Legislators Gerentine, Petit, Archer, Bartels, Lopez, and Maio
Voting Against: None
Abstained: Legislator Maloney (James)
No. of Votes in Favor: 6
No. of Votes Against: 0
No. of Votes Abstained: 1
Disposition: Approved

New Business: Chairman Gerentine announced that the County Executive released his 2019 County Executive Recommended Budget on Thursday, October 4th. Legislator Archer asked if Ways & Means has any scheduled appointments with Department Heads concerning their budgets. Legislator Gerentine explained that meetings will be scheduled in the upcoming weeks. Legislator Bartels and Legislator Archer stressed the importance of scheduling meetings with the Department Heads under the Committee’s purview so that Committee members enter into the upcoming year as informed as possible, advocating for these to be scheduled as soon as possible.

Old Business: None

Chairman Gerentine asked if there was any other business or questions. There being no further business before the Committee, a motion was made to adjourn.

Adjournment

Motion Made By: Legislator Maloney (James)

Motion Seconded By: Legislator Maio

No. of Votes in Favor: 7

No. of Votes Against: 0

Time: 5:55 PM

Respectfully submitted: Amber Feaster

Minutes Approved: November 13, 2018