

DATE: MARCH 26, 2015

KIND OF MEETING: TOWN BOARD

WHERE HELD: SCHODACK TOWN HALL

CLERK: DONNA L. CONLIN

PRESIDING OFFICER: DENNIS E. DOWDS

MEMBERS PRESENT: FRANCIS CURTIS
JAMES E. BULT
MICHAEL KENNEY

MEMBERS ABSENT: SCOTT SWARTZ

ATTORNEY: DAVID GRUENBERG

COMPTROLLER:

OTHERS PRESENT:

Supervisor Dowds called the March 26, 2015 meeting to order at 7:00 p.m. with the Pledge of Allegiance and dispensed with roll call. All present as noted above.

Briefing of Resolution Agenda

C. Bult asked the Town's long-term liability with the Intermunicipal Agreement for the Police Tactical Team (SWAT Team), resolution [2015-115] (i.e. – where will the vehicle be domiciled [he didn't feel that the Town had sufficient storage space], costs when the grant expires, etc.). S. Dowds said he was not positive where it would be housed, but thought it might in the Town of North Greenbush. In terms of additional costs, he believed it would come out of the funds that are currently paid by the participating municipalities.

Public Comment

M. Sherwood felt that the City of Troy had sufficient officers and the town would not be well-served, if members of our much smaller force had to leave our community to go there. The Supervisor explained that only two officers, Sgt. Reickert and Sgt. Roy are members of the SWAT Team. If we have sufficient coverage to meet the minimum staffing, they would be allowed to go; if not, they would have to call in someone to cover for them or they would not be able to go. He said this Team has worked effectively throughout the county and gave some of the times it has been called into service for specified incidents. Discussion continued regarding the type of vehicle that is being purchased with the grant.

Adoption of Resolutions

EXPLANATION: Bracketed and strikethrough indicates language that was stricken from the resolution when adopted. Underlined indicates language that was added to the resolution when adopted. A WITHDRAWN resolution is so noted and italicized.

C. Bult made a motion to adopt the following resolution, seconded by C. Curtis:

2015-113) Authorize Supervisor Dowds to execute renewal application with St. Paul Travelers for crime, employee faithful performance and computer fraud bond at the annual cost of \$1,180.00.

4 Ayes 0 Noes. **MOTION CARRIED.** Ayes – F. Curtis, J. Bult, M. Kenney, D. Dowds. Noes – 0.

C. Kenney made a motion to adopt the following resolution, seconded by S. Dowds:

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN BOARD OF THE TOWN OF SCHODACK DOES HEREBY:

2015-114) Authorize Town Clerk to publish legal notice of Public Hearing to seek public comment on New Zoning Code-Solar Code regarding Solar Collectors for Residential properties and Utility-Solar Collectors to be held on Thursday, April 9, 2015 at the Schodack Town Hall at 7:15 p.m.

4 Ayes 0 Noes. **MOTION CARRIED.** Ayes – F. Curtis, J. Bult, M. Kenney, D. Dowds. Noes – 0.

C. Curtis made a motion to adopt the following resolution, seconded by C. Bult:

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN BOARD OF THE TOWN OF SCHODACK DOES HEREBY:

2015-115) Whereas, the Town of Schodack Police Department is a member of the Shared Services Emergency Response Team (SSERT) comprised of the Town of East Greenbush, Town of North Greenbush, Town of Schodack, and the City of Rensselaer, and;

Whereas, the Shared Services Emergency Response Team (SSERT) applied for a \$100,000.00 grant to purchase a response vehicle, and was awarded \$98,795.00, and;

Whereas, as a matter of fulfilling the grant requirements, and for the safety of our community it desires to enter into a mutual aid agreement with another Emergency Response Team (ERT) and;

Whereas, the Troy Police Department Emergency Response Team (ERT) is willing to provide mutual aid to our local Shared Services Emergency Response Term (SSERT) under a written Mutual Aid Agreement effective March 27, 2015 through December 31, 2019 at no additional cost.

Now therefore be it resolved, that the Supervisor Dowds is authorized to execute the Mutual Aid Agreement with the municipalities comprised of Towns of Schodack, East Greenbush, North Greenbush ~~or~~ and the ~~City~~ cities of Rensselaer and Troy as set forth in this resolution.

4 Ayes 0 Noes. **MOTION CARRIED.** Ayes – F. Curtis, J. Bult, M. Kenney, D. Dowds. Noes – 0.

Discussion Items

FlexTech Energy Study: C. Bult explained that the Board had concerns with the heating and ventilation system (HVAC) for the Town Hall so they asked the Supervisor to have someone examine it to see if there were other options available for HVAC, other than maintaining the current system. The Supervisor said the Town contracted with C.T. Male, who in turn contracted with NYSERDA and it is actually the NYSERDA results that they are discussing. Essentially, the study looked at the existing HVAC system – the boiler, heat pumps and monitored various thermostats throughout the building, and they came back with five recommendations. They are as follows:

- 1) Install solar window film – estimated cost \$3,750.00 (23 yr. payback because there are not that many windows in the building so the overall efficiency that would be gained by the film is minimal).
- 2) *Install high-efficiency heat pumps - (note – the most efficient ones cannot be considered because they would not fit in the available space) – estimated cost \$201,400.00 (123 yr. payback).
- 3) Install new high-efficiency boiler and use the better of the two existing ones as a backup boiler - estimated cost \$140,000.00 (60 yr. payback).
- 4) Install direct digital controls which would be more efficient than the existing thermostat - estimated cost \$40,000.00 (23 yr. payback).
- 5) Replace cooling tower – estimated cost \$120,000.00 (534 yr. payback).

*Our current practice is to replace a malfunctioning heat pump with a higher efficiency one.

S. Dowds noted that they only have a draft report and he recommended that they defer any action until they receive the finalized study from C. T. Male. C. Kenney said he was under the impression that the study was going to provide them with other options, essentially to see if there were other types of HVAC systems that could do the job better and less expensively. S. Dowds said he asked that of C.T. Male, but since NYSERDA paid for half the study, they directed how it would go and he was told that for this building, the heat pump system is probably the best option. C. Bult indicated that he was disappointed in the results, agreeing that they were really looking for recommendations on different types of systems, even if it might have higher initial costs, but with the end result of decreased energy consumption. S. Dowds said he didn't disagree, but NYSDERA felt that reviewing the existing system was more effective than looking at more expensive alternative systems. If the Board wants to move forward with any of the recommendations, we could contract with C.T. Male for approximately \$125.00/hr. and they would coordinate with NYSDERA to see if there were grants, etc. to reduce the costs of the selected item(s).

Jeff Conlin, former Building Inspector, said when he was here he had some windows replaced and suggested that they could revisit that again with the Andersen Company. S. Dowds said they replaced about 20 windows, most of the lower sashes. Even though it was beyond the warranty period, Mr. Conlin was able to persuade Andersen to do it at no cost to the Town.

Transient Occupancy: Atty. Gruenberg said the Police Chief asked him to review the recently passed local law for the Town of Colonie regarding long-term occupancy in motels. One of the concerns was regarding sex offenders (SOs) living in the units. He explained that the State has laws regarding where SOs can live (not within so many feet of a school, playground, etc.) and the Court of Appeals rendered a decision about 3 weeks ago that local municipalities could not preempt the statewide limitations as to where they reside. The Town of Colonie, which has many more motels than Schodack, has had homeless people living in the same motel for years. The motel owners get paid about \$67/day from social services for residency so they don't usually have an issue with long-term residency. However, the Town has had issues, so they framed a local law that limits transients for no more than 28 days. Board discussion ensued regarding enforcement, how effective it will be, etc., with the end result being that they will revisit this in the future to see how effective it has been for the Town of Colonie.

Monolith Solar: – S. Dowds said he had a meeting with Monolith Solar to discuss remote net metering. If the Town was able to provide sufficient land, that was accessible to 3-phase electric, Monolith would erect a remote net metering array and we would receive benefit on all town electric usage. Probably the best place for something like that would be at the Transfer Station, but it does not have 3-phase electric. C. Bult asked if they would be willing to add on to the existing solar system at the highway garage. The Supervisor said that were looking for more large-scale installations.

Website: The Supervisor reported that he and his assistant have met with several vendors to look at the website services they offer. After they complete their review, he will inform the Board regarding their findings. C. Bult asked if he had met with the webmaster regarding the issues the Board has discussed. S. Dowds said Mr. Wheeler is aware that there are issues because they have spoken on the phone, but they have not met face-to-face.

Park Pavilion Rentals: The Town Clerk asked the Board to consider a change in the facility use form (park pavilion rental) to reflect the actual practice. Currently, people call her office or email them to see if a date is available. If so, they reserve the date for 7 days. Within that week, they must receive the completed form accompanied by the appropriate payment. Unfortunately, our regulations, which are available on-line, do not reflect that procedure. There is nothing on the form or on the website that indicates you have to call in advance to reserve the date. Therefore, she would like the form changed to mirror the current practice. The Town Clerk gave them copies of her suggested amendment. The Board agreed and would consider it for the April agenda.

Executive Session

C. Curtis made a motion at 7:45 p.m. to enter into Executive Session to discuss the appointment of specific personnel for the Transfer Station and the Comptroller's Office. Seconded by C. Bult.

4 Ayes 0 Noes. **MOTION CARRIED.** Ayes – F. Curtis, J. Bult, M. Kenney, D. Dowds. Noes – 0.

C. Kenny made a motion at 8:45 p.m. to adjourn the Executive Session, seconded by C. Curtis.

4 Ayes 0 Noes. **MOTION CARRIED.** Ayes – F. Curtis, J. Bult, M. Kenney, D. Dowds. Noes – 0.

ADJOURNMENT

As there was no further business before the Board, C. Kenney made a motion to adjourn the 03/26/15 Town Board meeting at 8:45 p.m., seconded by C. Curtis. Meeting adjourned.

Respectfully Submitted,

Donna L. Conlin
Schodack Town Clerk/RMC/CMC

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