

MINUTES BOOKTOWN OF COEYMANS
January 28, 2021 – Town Board Meeting – 6:30pm**

A Town Board Meeting was held Thursday, January 28th, 2021 at 6:30pm at Town Hall, 18 Russell Avenue, Ravena, New York

PRESENT: George D. McHugh, Supervisor
Daniel D. Baker, Council member
Linda S. Bruno, Council member
Zachary S. Collins, Council member
Brandon L. LeFevre, Council member

ALSO PRESENT: Cindy L. Rowzee, Town Clerk
James Peluso, Attorney to the Town
Douglas Keyer, Chief of Police
Keith Geraldson, Chief WWTP Operator
John Cashin, Code Enforcement Officer
Jaclyn Hakes, MJ Engineering
Andrew Gilchrist, MJ Engineering

Supervisor McHugh continued the meeting after the public hearing.

Public Announcements

COVID-19 Update - Supervisor McHugh gave an update on the local numbers. He stated that he is in contact daily with the Albany County Executive and Sheriff about getting access to vaccines. He recommended that people call the NYS vaccine hotline to check on the eligibility for the vaccine.

Sante DeBacco Retires as longest tenured employee at Albany Airport – Supervisor McHugh honored Sante DeBacco who has worked for the Town for many years and is now a full-time Assistant Building Inspector on his retirement as the longest tenured employee at the Albany Airport where he worked as a fire fighter for 38 years.

Approval of Minutes

Motion to Approve Minutes

Council member Baker made a motion to accept the minutes as presented from the November 19, 2020 Public Hearing, November 19, 2020 Town Board Workshop, November 23, 2020 Town Board Meeting, December 17, 2020 Public Hearing, December 17, 2020 Town Board Workshop and December 21, 2020 Town Board Meeting, seconded by Councilman Collins.

APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

Supervisor Report

Supervisor McHugh read the December 2020 Supervisor’s Report.

Motion to Accept Report

MINUTES BOOKTOWN OF COEYMANS**
January 28, 2021 – Town Board Meeting – 6:30pm

Council member Collins made a motion to accept the report as read, seconded by Council member Bruno. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

Department Reports

Town Clerk Report – December 2020 Report read by Town Clerk Rowzee

Motion to Accept Report

Supervisor McHugh made a motion to accept the report as read, seconded by Council member LeFevre. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

Police Department Report – December 2020 Report read by Chief Keyer

Motion to Accept Report

Council member Bruno made a motion to accept the report as read, seconded by Council member Baker. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

2020 Year-end Report read by Chief Keyer

Motion to Accept Report

Supervisor McHugh made a motion to accept the report as read, seconded by Council member Baker. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

Supervisor McHugh asked the opinion of Chief Keyer on the number of traffic stops vs. the number of tickets issued.

Chief Keyer stated that the State Police placed a heavy emphasis on traffic enforcement but that it was at their discretion. He hopes that we will reach a balance as we move forward but that he has spoken to the force about putting more emphasis on this. Chief Keyer then spoke of an arrest and the incident with Officer Hazleton and stated that policies would be put into place to keep the officers safe. He mentioned that there would be extra coverage over Super Bowl weekend where they will be enforcing DWI. He also mentioned that accountability was lacking downstairs and he has endeavored to make sure they accounted for everything. He stated that he is also stressing interaction and working collaboratively with the local media.

Supervisor McHugh stated that they are going to take the inventory program to the entire town.

Building Department Report – December 2020 Report read by John Cashin

Motion to Accept Report

Council member LeFevre made a motion to accept the report as read, seconded by Council member Bruno. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

MINUTES BOOKTOWN OF COEYMANS**
January 28, 2021 – Town Board Meeting – 6:30pm

Supervisor McHugh asked what had been budgeted for revenues for the year. Mr. Cashin answered about \$24,000. Supervisor McHugh stated that they were about \$40,000 over. Mr. Cashin stated that about 2/3 of it was from the Industrial Park.

Sewer Department Report – December 2020 Sewer Department Report read by Keith Geraldson

Motion to Accept Report

Supervisor McHugh made a motion to accept the report as read, seconded by Council member Collins. APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

Mr. Geraldson stated that in December there had been heavy rain with melting snow and that there had been a problem with the main pump and the sewer plant had a DEC violation. He stated that the pump was blowing a fuse and so they sent the motor out to be rebuilt. He stated that this happened with the other pump on Christmas and because of dealing with the issue it took him a little longer than the required two hours allowed to report it to NY Alert and DEC. He stated that the new windows and door had been installed as well as the new handrails. He stated that inside of the Leachate building had been sprayed with foam insulation and the electric remounted to the wall. It is now warm in there and nothing should freeze this year. He stated that they have also cleaned the clarifiers and drained the lagoons. They are also looking to get a sensor fixed and are working off of floats in the meantime. He also stated that tile floors were done in the Sewer Plant.

Supervisor McHugh stated that this is a 50 year old sewer plant that has never received a lot of attention. He feels that there were serious OSHA violations, with the stairs, the handrails, air conditioning, floors and air blowing through the windows. He stated that it was a lot of money that had to be spent this year but the safety issues had to be addressed as well as the pumps.

Old Business

Green Initiative Grant Application – Riverfront Park – Supervisor McHugh stated that an ongoing environmental justice action against Lafarge was coming to a close with the result of Lafarge being fined several hundred thousand dollars. The Town will be receiving at least \$212,000 to be used in the affected area which is Coeymans Creek and the Hudson River. This money can be used as a 10% match to get a Green Initiative Grant from EFC. The Town Board has requested that MJ Engineering come up with two plans, one for if we are awarded the \$2 million grant and one if we only have \$212,000 to spend.

Ms. Hakes of MJ Engineering went over the master plan or vision of the Coeymans Landing Riverfront Park. She stated that they are identifying the components that will fit within the plan and the budgetary constraints. She shared some handouts with the Town Board and then mentioned the following ideas:

- An elevated boardwalk through the wetlands as an educational opportunity
- Improvements to the park that would be beneficial to the public and enhance the park while improving water quality of the creek and river

MINUTES BOOKTOWN OF COEYMANS**
January 28, 2021 – Town Board Meeting – 6:30pm

- Sidewalks along Westerlo, First and Dock Streets with improved vehicular circulation – only one way along the loop
- Formalized parking with dedicated boat trailer parking using porous pavement
- Trees along the streets to help with water runoff and to give shade and aesthetics
- Amphitheater seating at the top of the green (this would likely not be covered under the grant, they are just thinking longer term about the opportunities)
- Benches and overlook areas at the top of the green
- Bioswales for green infrastructure and to capture storm water and slow it down
- Relocating the playground equipment closer to the water
- Improvements to the storm sewer lines before it hits the park

She stated that they are drafting a cost estimate but that minus the storm sewer replacement along First and Westerlo they are at about \$2 million. They are looking to schedule a meeting with EFC to confirm that all of these things are eligible.

Supervisor McHugh stated that \$200,000 does not go far and for that they are looking at some of the storm sewer upgrades and the parking. He stated that pavement in the parking lot is high on the list.

Ms. Hakes stated that there are elements in the plan that would not be covered under this Green Initiative grant but that the plans would already be in place in case other grant opportunities arose, such as through NYS Parks and Recreation.

Council member LeFevre asked if street lighting fell in the grant. Supervisor McHugh stated he likes the old street lantern look around the horseshoe. Ms. Hakes said that they could add in pedestrian scale lighting and that there is an efficiency scale program that they could look at.

Sycamore Country Club Acquisition – Supervisor McHugh stated that several months ago they had started talking about the Sycamore County Club. They began discussions with the estate four months ago. When the prior owner died the club was run by his estate and they are not planning to reopen it this year. At this same time Supervisor McHugh stated that he has been in negotiations with Hecate Energy about a PILOT Agreement and Host Benefit package and that the Town would receive approximately \$1.2 million prior to the first Bond payment being due on the golf course. They were recently able to negotiate a price of a little over \$800,000 and the golf course is currently assessed at a little over \$1.4 million. Supervisor McHugh stated that he would like to take the \$1.2 million from Hecate and invest it in an asset that would benefit the Town for generations to come. He stated that this could be a municipal golf course and revenue generator. He sees it as an all year long banquet and party place and in the winter they could link it with the trails in Joralemon Park for snowshoeing and snowmobiling. He stated that this is the balance to industry and it would be the crown jewel of Coeymans.

At this point Council member Baker introduced Mr. Noel Gebauer who is the current golf manager for the Town of Colonie's municipal golf course. He spoke about his background and then covered the following points:

MINUTES BOOKTOWN OF COEYMANS**
January 28, 2021 – Town Board Meeting – 6:30pm

- Each year they expect to break even. The revenue swings by about \$300,000 depending on the weather. He stated that they have enough revenue most years to maintain the course so it is not a burden on the tax payer. He told the Town Board not to expect the \$300,000 - \$400,000 a year in revenue that was mentioned in discussions with the previous owners.
- As for the restaurant they have a four year contract with a vendor to run the restaurant. He stated that it is very different from running a regular restaurant or pub which is important when you look for someone to contract with. It is best to get someone who has run a golf course restaurant before. The restaurant at Colonie currently pays a flat lease rate. They have done a percentage of profits in the past but felt there was too much auditing involved with that method.
- He stated that there were different ways to handle managing the golf course. You can contract out all of the duties or you can have some people be employees of the town. He stated that he is an employee of Colonie as are some of the other staff and seasonal maintenance crew.
- He stated that with Sycamore being only 18 holes to Colonie's 36 holes, they should look at cutting Colonie's budget numbers by about 30%. This would depend on the condition of the course, building and equipment. Supervisor McHugh stated that there were golf carts there and the equipment has been checked out and is in good shape.
- Mr. Gebauer stated that there are different rates for residents, non-residents and senior residents. He stated that they do not usually run promotional discounts but they did drop the price for during their 12-3pm time as it was quieter at that point.
- He stated that he felt that it was good news for Sycamore that the Town of Bethlehem does not have a municipal golf course.
- He stated that they have a summer enrichment program and that they also do a lot of junior golf.

Council member Baker stated that he feels as we get closer a couple of the Town Board members should take a ride up and meet with Mr. Gebauer and see his operation. Mr. Gebauer told them to come any time and told them they could utilize the local associations for golf managers and superintendents to help find people to run the golf course. He also stated that most golfers remember Sycamore as being a great place to play.

New Business

SEQRA analysis for Sycamore Country Club Acquisition –

Motion to Declare Town Board Lead Agency

Supervisor McHugh made a motion to declare the Town Board Lead Agency for purposes of this action, seconded by Council member Collins.

APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

At this point the Town Board went over the SEQRA for the purchase of the golf course. All questions were answered with no significant impacts on the environment.

MINUTES BOOKTOWN OF COEYMANS**
January 28, 2021 – Town Board Meeting – 6:30pm

Motion of Negative Declaration

Council member LeFevre made a motion of negative declaration for the purpose of the Sycamore Country Club acquisition, seconded by Council member Collins.

APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

Supervisor McHugh stated that this was a SEQR Type 1 action.

Town Emergency Management Plan – Supervisor McHugh stated that all towns have to develop an emergency plan as a result of the COVID-19 pandemic. This has been written and given to the unions who have two weeks to comment on it. At that point they will finalize it and bring it to the Town Board. He stated that he hopes to have it done by March 1st.

Chief Keyer stated that it is due to the state by April 1st and so the Town is well ahead of the game. There was discussion about the amount of PPE that was needed and Chief Keyer stated that the amount decided on was 2 PPE per week for 60 days for every essential employee. He stated that there were certain supplies that we have to have and that he does not see that changing absent executive action at the state level.

Coeymans Police Reform and Reinvention Collaborative Plan – Supervisor McHugh stated that Chief Contento had started this last year with stakeholders in the community. He then asked Chief Keyer to speak about it.

Chief Keyer spoke of several meetings that had taken place with community members. He stated that they came up with 10 recommendations.

- Creation of a Community Engagement Unit to help the officers engage more with the community, especially in areas like the hamlet. He stated that this will be target driven with where interactions are within the community. There would be more foot and bike patrols.
- Ride-along program – This was restrictive before and would be opened up to more in the community but that it would ultimately be the Chief's decision on who can do this. They have simplified that application and the intent is to put it on the public website.
- Use of force – He stated that the use of chokeholds and neck restraints has been banned with one exception, to protect yourself or another person.
- Operations Manual – He stated that this would be reviewed on a continual basis with updates made as needed.
- Full-time Staff – He stated that he has submitted a proposal to the Supervisor to add 2 full time officers and that this is supported by the community.
- Officer Complaint forms – They want to make it as easy as possible for the community to voice their opinion when officers don't do the right thing. He stated that this helps with trust in the community.
- Civilian Review Board – This is usually used in larger cities. He stated that he does not feel we have issues that would necessitate this.
- Training Updates – Bias training, sexual harassment, de-escalation techniques and mental health are needed in our unit and across the board in the nation. There is a plethora of information to review and get to the officers in the Police Department.

MINUTES BOOKTOWN OF COEYMANS
January 28, 2021 – Town Board Meeting – 6:30pm**

- Self-Evaluation – He stated that there would be a means that the officers can use to self-evaluate. He mentioned that Coeymans would be the first department in the state to participate in use of an app that will be free to us.
- Body Cameras – He stated that this goes back to the statistics which he has seen and he doesn't feel the statistics warrant the expense. He will see if there are any grants available in the future. Council member Baker asked him to look into the cost.

Chief Keyer stated that this is from the governor's executive order and will need to go before the Board. It will then be put up for public comment before going to the State Director of Budget. The state needs to receive this by April 1st in order for the Town to continue to receive state aid.

Resolutions

Resolution #051-21 – Authorize Sale of RK Property to Collins

On motion of Council member Baker, seconded by Council member Bruno, the following resolution was:

APPROVED – VOTE – AYES 4 – NAYS 0 – ABSTAIN 1 (Collins) - ABSENT – SO MOVED

Resolution Authorizing the Transfer of Certain Lands Owned by the Town of Coeymans to Albert F. Collins, Jr. and Lori Collins., or their designee/assigns

WHEREAS, the Town is the owner of certain vacant real property located at 957 & 959 State Route 143, Coeymans, Albany County, New York (tax map parcels: 167.-3-12.1 & 167.-3-12.2); and

WHEREAS, it is no longer necessary for the Town of Coeymans to retain said property; and on November 23, 2020 the Town published a request for proposals for the purchase of the two parcels; and

WHEREAS, in response to said request for proposals, the Town received a proposal on December 31, 2020 from Albert F. Collins, Jr. and Lori Collins to purchase said real property parcels for \$66,300.00, which represents the amount owed by the Town to Collins & Son, Inc. under a contract for prior cleanup work performed on the property; and

WHEREAS, the Town Assessor previously established the fair market value of said real property to be \$45,200.00 as reflected on the 2020 assessment roll (\$30,100.00 for parcel 167.-3-12.1 and \$15,100 for parcel 167.-3-12.2); and

WHEREAS, pursuant to Town Law § 64(2), a Town Board may, upon adoption of a resolution, convey or lease real property in the name of the town, which resolution shall be subject to permissive referendum;

NOW, THEREFORE, BE IT RESOLVED; that the Town Board accepts such offer of \$66,300.00 for conveyance of said real property located at 957 & 959 State Route 143, Coeymans, Albany County, New York (tax map parcels: 167.-3-12.1 & 167.-3-12.2) and authorizes the Town Supervisor after review by the Town Attorney to execute a contract and

MINUTES BOOKTOWN OF COEYMANS
January 28, 2021 – Town Board Meeting – 6:30pm**

necessary documents to transfer title of said property to Albert F. Collins, Jr. and Lori Collins, or their designee/assigns, subject to permissive referendum; and

BE IT FURTHER RESOLVED, that Albert F. Collins, Jr. and Lori Collins shall be required to bear any and all costs for the conveyance of said real property including but not limited to New York State transfer tax, preparation of title abstract, survey, recording and filing fees; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to publish notice of the conveyance subject to permissive referendum as required by applicable law.

Supervisor McHugh stated that the above resolution is the same that has been passed before but needed to be redone because of an issue with the Ravena News Herald and getting the notice published.

Resolution #052-21 – Authorize Purchase of Sycamore Golf Course

On motion of Council member LeFevre, seconded by Supervisor McHugh, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

**Resolution Authorizing the Purchase of Certain Lands
Owned by Alberta Bove known as the Sycamore Country Club**

WHEREAS, the Alberta Bove is the owner of certain real property and improvements known as the Sycamore County Club located at 38 Tompkins Road in the Town of Coeymans, in Albany County, State of New York (Tax Map No. 166.-2-32.2, comprised of approximately 157.8 acres), hereinafter the “Property”; and

WHEREAS, Alberta Bove has offered to sell the Property to the Town for \$800,000.00, and the Town is desirous of making a purchase offer to acquire the Property for the purpose of operating the Property as a municipal golf course and recreational facility; and

WHEREAS, in the Town Assessor previously established the fair market value of said real property to be in excess of the requested purchase price; and

WHEREAS, pursuant to Town Law § 64(2), a Town Board may, upon adoptions of a resolution, purchase real property in the name of the town; and

WHEREAS, the Town Board shall consider a resolution of even date to issue certain serial bonds for the purpose of acquiring the Property pursuant to Local Finance Law § 35, which resolution shall be subject to permissive referendum;

NOW, THEREFORE, BE IT RESOLVED; that the Town Board authorizes the Town Supervisor to make an offer of \$800,000.00 for the purchase of the Property located at 38 Tompkins Road in the Town of Coeymans, in Albany County, State of New York (Tax Map No. 166.-2-32.2, comprised of approximately 157.8 acres) for the purpose of operating a municipal golf course and recreational facility; and authorizes the Town Supervisor after review by the Town Attorney to execute a contract and necessary documents to purchase said Property from the seller Alberta Bove, or her designee/assigns.

MINUTES BOOKTOWN OF COEYMANS
January 28, 2021 – Town Board Meeting – 6:30pm**

IT IS FURTHER RESOLVED, that the seller of the Property shall be required to pay any New York State real property transfer tax.

Supervisor McHugh stated that this sale includes about \$150,000 worth of equipment and real estate valued at \$1.4 million.

Resolution #053-21 – Authorize Bond for Sycamore Golf Course Purchase

On motion of Supervisor McHugh, seconded by Council member Collins, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

BOND RESOLUTION DATED JANUARY 28, 2021: A RESOLUTION AUTHORIZING ACQUISITION OF THE FORMER SYCAMORE GOLF COURSE AND THE ISSUANCE OF SERIAL BONDS OF THE TOWN OF COEYMANS, ALBANY COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$800,000 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE THE COST THEREOF, PROVIDING THAT THIS RESOLUTION SHALL BE SUBJECT TO PERMISSIVE REFERENDUM, AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE TOWN SUPERVISOR

BE IT RESOLVED, by the Town Board of the Town of Coeymans in the Town of Coeymans, Albany County, New York (the “Town”) (by the favorable vote of not less than two-thirds of all of the members of the Board) as follows:

SECTION 1. The specific purpose (hereinafter referred to as “purpose”) to be financed pursuant to this resolution is the acquisition of the former Sycamore Golf Course at 38 Tompkins Road in the Town of Coeymans for municipal recreational use. The estimated maximum cost of said purpose is \$800,000 and said amount is hereby appropriated therefor. It is hereby determined that said purpose is an object or purpose described in subdivision 54 of paragraph (a) of Section 11.00 of the Local Finance Law, and that the period of probable usefulness of said purpose is twenty years.

SECTION 2. It is hereby determined that the aforesaid purpose constitutes a Type I action as defined under the State Environmental Quality Review Regulations, 6 NYCRR Part 617, which has been determined under SEQR not to have a significant impact on the environment.

SECTION 3. The Town Board plans to finance the total cost of said purpose by the issuance of serial bonds of the Town in an amount not to exceed \$800,000, hereby authorized to be issued therefor pursuant to the Local Finance Law.

SECTION 4. It is hereby determined that the proposed maturity of the obligations authorized by this resolution will be in excess of five years from the original date of issuance of such obligation.

SECTION 5. Current funds are not required to be provided prior to the issuance of the bonds authorized by this resolution or any notes issued in anticipation of said bonds.

MINUTES BOOKTOWN OF COEYMANS**
January 28, 2021 – Town Board Meeting – 6:30pm

SECTION 6. The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds may be applied to reimburse the Town for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized.

SECTION 7. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds, shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law. The faith and credit of the Town are hereby irrevocably pledged for the payment of the principal of and interest on said bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on said bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of the Town a tax sufficient to pay the principal of and interest on said bonds as the same become due and payable.

SECTION 8. Subject to the terms and contents of this resolution and the Local Finance Law, and pursuant to the provisions of Sections 30.00, 50.00 and 56.00 to 63.00, inclusive, of said Law, the power to authorize bond anticipation notes in anticipation of the issuance of the serial bonds authorized by this resolution and the renewals of said notes and the power to prescribe the terms, form and contents of said serial bonds, and said bond anticipation notes (including without limitation the date, denominations, maturities, interest payment dates, consolidation with other issues, and redemption rights), the power to determine to issue said bonds providing for substantially level or declining debt service, the power to determine to issue said bonds as statutory installment bonds, and the power to sell and deliver said serial bonds and any bond anticipation notes issued in anticipation of the issuance of such bonds, is hereby delegated to the Town Supervisor, the Chief Fiscal Officer of the Town. The Town Supervisor is hereby authorized to sign any serial bonds issued pursuant to this resolution and any bond anticipation notes issued in anticipation of the issuance of said serial bonds, and the Town Clerk is hereby authorized to affix the corporate seal of the Town to any of said serial bonds or any bond anticipation notes and to attest such seal.

SECTION 9. The Town Supervisor is further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution, and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and to designate the bonds authorized by this resolution and any notes issued in anticipation thereof as "qualified tax-exempt bonds" for purposes of Section 265(b)(3)(B)(i) of the Code.

SECTION 10. Within ten days after the adoption of this resolution, the Town Clerk is hereby authorized and directed to cause to be published at least once in the in The News Herald, being a newspaper having a general circulation in the Town and hereby designated as the official newspaper of the Town, and to be posted on the sign board of the Town maintained pursuant to the Town Law, a notice which shall set forth the date of adoption of this resolution and contain an abstract thereof, concisely stating its purpose and effect and specifying that this resolution was adopted subject to a permissive referendum.

MINUTES BOOKTOWN OF COEYMANS**
January 28, 2021 – Town Board Meeting – 6:30pm

SECTION 11. This resolution shall take effect thirty days after adoption, unless there shall be filed with the Town Clerk a petition signed and acknowledged by the electors of the Town qualified to vote upon a proposition to raise and expend money, in number equal to at least five percentum of the total vote cast for governor in the Town at the last general election held for the election of State offices, protesting against this resolution and requesting that the matter be submitted to the qualified electors of the Town at a referendum in the manner provided by Article Seven of the Town Law.

SECTION 12. The validity of said serial bonds or of any bond anticipation notes issued in anticipation of the sale of said serial bonds may be contested only if:

- (1) Such obligations are authorized for an object or purpose for which the town is not authorized to expend money; or
- (2) The provisions of law which should be complied with at the date of the publication of this resolution are not substantially complied with; and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication; or
- (3) Such obligations are authorized in violation of the provisions of the Constitution of New York.

SECTION 13. Upon the effective date hereof, the Town Clerk is hereby authorized and directed to publish this resolution, or a summary thereof, together with a notice in substantially the form provided by Section 81.00 of the Local Finance Law, in The News Herald, being a newspaper having a general circulation in the Town and hereby designated as the official newspaper of the Town for such publication.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

George D. McHugh	VOTING <u>Aye</u>
Daniel D. Baker	VOTING <u>Aye</u>
Zachary S. Collins	VOTING <u>Aye</u>
Brandon L. LeFevre	VOTING <u>Aye</u>
Linda S. Bruno	VOTING <u>Aye</u>

The foregoing resolution was thereupon declared duly adopted.

Supervisor McHugh stated that they were trying to make the purchase happen by the end of March so that we don't lose the greens and let the golf course get out of control. He stated that we would receive the money from the solar farm by the end of this year and so the bond will be paid off before the first payment is due. This was recommended due to the low interest rates. He stated that this is found money, not tax payer money. He stated that he feels we would be foolish not to do this as it is a key piece of real estate in our Town. He also stated that they have a business plan and Mr. Gebauer confirmed that it was right on track.

MINUTES BOOKTOWN OF COEYMANS
January 28, 2021 – Town Board Meeting – 6:30pm**

Council member Collins stated that it was part of the Towns job to provide service and this will provide services and activities for the Town. He stated that they are looking at the big picture. He stated that they are going to work hard on this and make sure it is an asset to the town even if you don't golf.

Council member LeFevre stated that the current owner was an absentee landowner and the golf course has really gone down. He stated that if the owner had been active and present and done more with the property we wouldn't be able to touch this property. He stated that this will give young residents something to do in the summer.

Council member Baker stated that it is really important to get a balance with recreation. He stated that everybody says that we need restaurants and something to do and this will offer that.

Resolution #054-21 – 2020 Budget Transfers

On motion of Council member Collins, seconded by Council member Bruno, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

WHEREAS, the Chief Fiscal Officer has determined that in order to maintain proper balances within various accounts a number of inter fund transfers are necessary.

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby authorize George D. McHugh to transfer the funds as depicted below for the Budget year 2020:

GENERAL FUND

<u>AMOUNT</u>	<u>FROM ACCOUNT</u>	<u>TO ACCOUNT</u>
\$.16	(A)1990.4 Contingency Account	(A)1010.1 Town Board Personal Services
\$ 10.35	(A)1990.4 Contingency Account	(A)1010.4 Town Board Contractual
\$ 1,049.13	(A)1990.4 Contingency Account	(A)1110.0 Justice Personal Services
\$ 2,965.26	(A)1990.4 Contingency Account	(A)1220.1 Supervisor Personal Services
\$ 1,031.40	(A)1990.4 Contingency Account	(A)1310.1 Finance Personal Services
\$ 909.58	(A)1990.4 Contingency Account	(A)1410.1 Town Clerk Personal Services
\$ 144.80	(A)1990.4 Contingency Account	(A)1430.1 Human Resources Personal Services
\$ 5,258.46	(A)1990.4 Contingency Account	(A)1620.4 Town Hall Contractual
\$ 1,226.80	(A)1990.4 Contingency Account	(A)1650.4 Central Communications Contractual

MINUTES BOOKTOWN OF COEYMANS
January 28, 2021 – Town Board Meeting – 6:30pm**

\$ 262.08	(A)1990.4 Contingency Account	(A)1660.4 Storeroom Contractual
\$ 25,078.03	(A)1990.4 Contingency Account	(A)3120.10 Law Enforcement Personal Services
\$ 3,612.27	(A)1990.4 Contingency Account	(A)3120.11 Law Enforcement Chief Salary
\$.06	(A)1990.4 Contingency Account	(A)3510.1 Control of Dogs Personal Services
\$ 119.10	(A)1990.4 Contingency Account	(A)5010.4 Highway Superintendent Contractual
\$ 17.54	(A)1990.4 Contingency Account	(A)6410.4 Publicity Contractual
\$ 3,649.43	(A)1990.4 Contingency Account	(A)8090.4 Environmental Control-Leachate Facility
\$ 242.24	(A)1990.4 Contingency Account	(A)8510.4 Community Beautification Contractual
\$ 8,336.25	(A)1990.4 Contingency Account	(A)9050.8 Unemployment Insurance

PART TOWN Fund (B)

<u>AMOUNT</u>	<u>FROM ACCOUNT</u>	<u>TO ACCOUNT</u>
\$ 3,745.40	(B)1680.1 Central Data Processing	(B)5182.4 Street Lighting Contractual
\$ 1,420.00	(B)1680.1 Central Data Processing	(B)8020.1 Planning Board Personal Services

Highway Fund (DB)

<u>AMOUNT</u>	<u>FROM ACCOUNT</u>	<u>TO ACCOUNT</u>
\$ 131.50	(DB)5130.4 Machinery Contractual	(DB)9089.8 Other

Supervisor McHugh stated that this was just the end of year balancing of accounts.

Resolution #055-21 – Amend 2020 Sewer Budget

On motion of Council member Bruno, seconded by Council member Baker, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

WHEREAS, the Chief Fiscal Officer has determined that in order to maintain proper accounting of the 2020 Budget, certain Budget Amendments are in order; and

WHEREAS, this Chief Fiscal Officer is desirous of amending the 2020 Sewer Budget as follows:

SEWER FUND (SS)

Increase Expenditures

MINUTES BOOKTOWN OF COEYMANS
January 28, 2021 – Town Board Meeting – 6:30pm**

(SS)8130.2 Equipment & Capital Improvements \$161,863.05

Increase Revenue/Decrease Expenditures

(SS) 599 Appropriate Fund Balance \$ 10,222.65

(SS) 2374 Sewer Services-Other Governments \$ 52,823.56

(SS) 8130.4 Contractual (Joint) \$ 98,816.84

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby authorize Supervisor George D. McHugh to amend the Budget for the year 2020 as depicted above in the resolution.

Resolution #056-21 – 2021 Budget Transfer

On motion of Council member Baker, seconded by Council member LeFevre, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

WHEREAS, a Budget Officer has been appointed by the Town Board at the Organizational Meeting held on January 1, 2021, and

WHEREAS, Resolution number 035-21 appointed such Budget Officer.

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby authorize Supervisor George D. McHugh to make the necessary transfer in the 2021 Budget as follows:

General Fund (A)

Increase Appropriations

(A)1220.1 Supervisor Personal Services \$10,000.00

Decrease Appropriations

(A)1990.4 Contingency \$10,000.00

Resolution #057-21 – Abstract of Claims – January

On motion of Council member LeFevre, seconded by Supervisor McHugh, the following resolution was: APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

BE IT RESOLVED, that the Town Board has approved the payment of bills as presented in the Abstract for January 2021, as follows:

PRE-PAID VOUCHERS –182096-182192, 182194-182222, & 2021-001- 2021-005 from the following funds:

General	\$261,605.51
Part Town	\$38,713.20
Highway - Part Town	\$110,083.90

MINUTES BOOKTOWN OF COEYMANS**
January 28, 2021 – Town Board Meeting – 6:30pm

Sewer	\$70,628.31
Special Water	\$106,727.57
Capital Projects	\$92.33
Trust & Agency	\$106,624.73
Payroll Deductions	\$3,451.74

VOUCHER NUMBERS –182223- 182350 from the following funds:

General	\$212,902.11
Part Town	\$1,709.94
Highway -Town Wide	\$12,796.43
Highway – Part Town	\$10,806.34
Sewer	\$12,767.84
Trust & Agency	\$6,285.00

TOTAL FOR ALL FUNDS – \$955,194.95

Public Comment

Bill Kapusta of Coeymans called regarding the Sycamore Country Club purchase. He stated that this was probably a good deal but was wondering how the Town would make up the lost revenue from taxes as the Bove Estate currently pays about \$50,000 a year.

Supervisor McHugh stated that the \$50,000 includes school taxes as well and that he believes the Town will recoup the lost tax revenue with revenues from the golf course according to what he has discussed with prior management.

Mr. Kapusta asked if there was any way to get compensation for the Fire District so that they do not have to raise taxes as this will take \$2500 away from the Fire District. He stated that any time they raise taxes they are asked what the money is going for. In response to Supervisor McHugh saying that it should be minor when spread across the fire district, Mr. Kapusta stated that he figured out that it would be about \$2.50. He then stated that he drives by the course every day and they haven't sunk a dime into it in the last 10 years.

Upcoming Meetings/Workshops

- Town Board Special Meeting – Annual Audit – February 6th at 9am
- PB/ZBA Meeting – February 8th, 2021 at 7pm
- Public Hearing – Local Law 1 – Zoning Moratorium – February 11th at 6pm
- Public Hearing – Draft Comprehensive Master Plan – February 11th at 6pm
- Town Board Meeting – February 11th at 6:30pm

Motion to Adjourn to Executive Session

At 9:55pm Supervisor McHugh made a motion to adjourn to executive session in order to consult with the attorney, seconded by Council member Bruno.

MINUTES BOOKTOWN OF COEYMANS**
January 28, 2021 – Town Board Meeting – 6:30pm

APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

During the executive session the following motion was made regarding the settlement of the Bove Article 7.

Motion to Authorize Supervisor to Enter into Consent Order

Supervisor McHugh made a motion to authorize the Town Supervisor to enter into a consent order pursuant to the agreed up values which are as follows:

166.-2-32.2 Golf Course - Settlement: \$1,300,000

166.-3-32.3 - Settlement: \$40,000

166.-2-32.1 - Settlement: \$90,000

166.-2-29 - Settlement: \$51,000

Seconded by Council member Collins

APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

At 10:01 the Town Board returned from executive session. Supervisor McHugh stated that in the case of the Article 7 with the Estate of Joseph Bove the Town Board has agreed to the above settlement.

Motion to Adjourn

On motion of Council member Collins, seconded by Council member Bruno, the Town Board Meeting was adjourned.

APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT – SO MOVED

Time – 10:02pm

Respectfully Submitted,



Cindy L. Rowzee, Town Clerk