

TOWN OF WOODSTOCK CLIMATE SMART TASK FORCE

Erin Moran, Coordinator
Kenneth Panza, Secretary

Application for 5 Points

PE4 Action: Renewable Energy Feasibility Studies

3 Points

4 Points

5 Points

Photovoltaic Solar Feasibility Studies – 2012 & 2014

The Town of Woodstock has investigated photovoltaic solar, a wind power ESCO, micro-hydro, and run of the river hydro. The town eventually subscribed to hydroelectric plants on the Wallkill and at Wappingers Falls for hydroelectric energy available through the Natural Power Group under the terms of Community Distributed Generation.

Evaluation of solar began in 2012 and extended through 2017 encompassing three requests for proposals (RFPs). Although the 2012 and 2014 efforts fall beyond the five year limit established in the Climate Smart Protocol, it was during 2012 when substantial work to understand solar was completed. Understand Net Metering, Remote Net Metering, the town's power requirements, the challenges of utility interconnection, site plan considerations, etc. mostly occurred in 2012, but the results were carried forward into 2017. Only milestone documentation is provided for the 2012 and 2014 RFPs.

2012 – A Proposal for a 750 KW Solar Array at the Waste Water Treatment Facility

April 20, 2012 Town Board Meeting, Resolution 166-2012, Issue a Request For Proposals (RFP) for a Woodstock Municipal PV System.

BE IT RESOLVED, to authorize the Supervisor, with consultation and advice of Randolph Homer, to issue a Request for Proposals (RFP) for a Woodstock Municipal PV System.

May 18, 2012 Town Board Meeting, The bids for the photovoltaics NYSERDA grant project were opened and they were given to Randolph Homer to review and bring back to the Board 5:00pm on Monday, May 21st and give his recommendation. A special meeting of the Town Board will be held at 5pm on Monday, May 21, 2012 at 45 Comeau Drive, Woodstock, NY, to possibly vote on a resolution to advance the proposed project by awarding a bid winner.

May 22, 2012 Town Board Meeting, Resolution 187-2012, Authorize the Supervisor to Sign Letter of Intent for NYSERDA Incentives.

WHEREAS, the Town Board was notified in the last several weeks of an opportunity to advance the Town's Carbon Neutral Initiative by entering into an agreement with a solar energy systems provider whereby the provider would construct a solar energy system of about 750 KW on Town owned property in return for a twenty-year power purchase agreement, and

WHEREAS, the Town Board authorized a request for proposals, to be submitted to the Town Clerks office no later than 3:00 PM, May 18, and

WHEREAS, at a special meeting of the Town Board held on May 18 at the Town Offices the Deputy Town Clerk delivered to the Town Board four sealed proposals, and

WHEREAS, the Towns consultant on this matter, Randolph Homer, has considered the four proposals, and has made a recommendation to the Town Board for selection of a Preferred Vendor, and

WHEREAS, SolarTech Renewables has proposed a 750 kW solar system in exchanged for a power purchase agreement with the Town with a year one rate of 10 cents/kWH, an annual escalator rate of 2.4%, and after 20 years ownership of the system to be transferred to the Town in consideration of Fair Market Value, therefore be it

RESOLVED,

.. The Supervisor is directed to send SolarTech Renewables a Letter of Intent for NYSERDA Incentives.

.. This letter of intent shall in no way commit the Town to a project that it has not yet had time to review with respect to finances, to explain to the public, or to study its environmental impacts.

A certified copy of this resolution shall be submitted to the Preferred Vendor with the Letter of Intent for NYSERDA Incentives.

December 18, 2012 Town Board Meeting, Resolution 363-2012, Go Forward with Proposed Agreement with OnForce Solar/Promenade Capital.

WHEREAS the Town Board has before it a proposed agreement with OnForce Solar/Promenade Capital to provide the Town with a high quality solar array capable of producing 750 kW of electricity in exchange for a power purchase agreement; and

WHEREAS, it is the Town's understanding of the agreement that the Town will make available acreage behind the wastewater treatment plant for constructing such an array, and sign a power purchase agreement with OnForce Solar/Promenade Capital that requires the Town to pay OnForce Solar/Promenade Capital during the first year of full operation of the array \$0.095 for each delivered kWh, with an annual escalator each year thereafter of 2.5% for a term of twenty years; and

BE IT RESOLVED, that following review and possible modification of the agreement by the Town's contract attorney, in accordance with the wishes of the Town Board, to determine that the language in the agreement, and its attachments, conforms to the Town's understanding of it terms as stated above, and following the Town's due diligence to determine that OnForce Solar/Promenade Capital is a responsible partner in such an agreement, and following a determination that the agreement itself complies with local and New York State law, and following a review by the Town Board of the agreement's final language and terms, that a resolution subsequent to this will be offered to the Town Board seeking its approval for the Supervisor to sign such agreement.

February 12, 2013 Town Board Meeting, Resolution 86-2013, Discontinue Contract with Solar Energy.

WHEREAS, The Town Board has entertained the prospect of hosting a solar farm project capable of generating 750 KWs; and

WHEREAS, the Town proceeded to investigate the project and its financial implications; and

WHEREAS, this investigation led to receipt of a proposed power purchase agreement committing the Town to a twenty year contract with a financier; and

WHEREAS, the Town Board is not convinced that the power purchase agreement structure is appropriate for the Town of Woodstock; and WHEREAS, the Town Board desires to explore all avenues for achieving the Town's goal to reduce its carbon footprint, and at the same time stabilize if not actually reduce the Towns electric costs; and

WHEREAS, with the lessons learned the Town Board feels more quipped to do so; and

WHEREAS, there should be no doubt among parties interested in the Towns new direction; therefore

BE IT RESOLVED, that the Town of Woodstock will not be signatory to a power purchase agreement;

Reference Appendix A for documents

**2014 – A Proposal for a 600 KW Solar Array
at the Waste Water Treatment Facility**

June 17, 2014 Town Board Meeting, Resolution 149-2014, seek proposal for 600 KW PV system

Be it Resolved, to issue RFP 1 – 2014, seeking proposals for a 600 kW PV system on lands adjacent the wastewater treatment plant.

September 9, 2014 Town Board Meeting. Unseal proposals for 600 kW solar farm. Supervisor Wilber, stating that the Town was looking for the best value, unsealed the 4 proposals and presented a copy to each Board Member. It was agreed Councilman Panza would make a quick summary of the PPA offerings submitted. The Supervisor will forward the proposals to NREL (National Renewable Energy Laboratory) for its analysis of the proposals.

Woodstock Solar Proposals – 2012 & 2014

PPA Summary											
RFP Bid Response, Sept. 9, 2014											
Waste Water Treatment Facility											
	Mannino Electric			Solar City		Standard Solar		Standard Solar		OnForce	
AC Generation kWh	700,000			700,000		700,000		700,000		700,000	
1st Year \$/kWh	0.110			0.069		0.121		0.141		0.085	
Escalator %	3.0%			2.0%		2.0%		0.0%		2.0%	
Year	\$/kWh	Total \$		\$/kWh	Total \$	\$/kWh	Total \$	\$/kWh	Total \$	\$/kWh	Total \$
1	0.1100	\$77,000		0.0690	\$48,300	0.1210	\$84,700	0.1410	\$98,700	0.0850	\$59,500
2	0.1133	\$79,310		0.0704	\$49,266	0.1234	\$86,394	0.1410	\$98,700	0.0867	\$60,690
3	0.1167	\$81,689		0.0718	\$50,251	0.1259	\$88,122	0.1410	\$98,700	0.0884	\$61,904
4	0.1202	\$84,140		0.0732	\$51,256	0.1284	\$89,884	0.1410	\$98,700	0.0902	\$63,142
5	0.1238	\$86,664		0.0747	\$52,281	0.1310	\$91,682	0.1410	\$98,700	0.0920	\$64,405
6	0.1275	\$89,264		0.0762	\$53,327	0.1336	\$93,516	0.1410	\$98,700	0.0938	\$65,693
7	0.1313	\$91,942		0.0777	\$54,394	0.1363	\$95,386	0.1410	\$98,700	0.0957	\$67,007
8	0.1353	\$94,700		0.0793	\$55,482	0.1390	\$97,294	0.1410	\$98,700	0.0976	\$68,347
9	0.1393	\$97,541		0.0808	\$56,591	0.1418	\$99,240	0.1410	\$98,700	0.0996	\$69,714
10	0.1435	\$100,468		0.0825	\$57,723	0.1446	\$101,224	0.1410	\$98,700	0.1016	\$71,108
11	0.1478	\$103,482		0.0841	\$58,877	0.1475	\$103,249	0.1410	\$98,700	0.1036	\$72,530
12	0.1523	\$106,586		0.0858	\$60,055	0.1504	\$105,314	0.1410	\$98,700	0.1057	\$73,981
13	0.1568	\$109,784		0.0875	\$61,256	0.1535	\$107,420	0.1410	\$98,700	0.1078	\$75,460
14	0.1615	\$113,077		0.0893	\$62,481	0.1565	\$109,568	0.1410	\$98,700	0.1100	\$76,970
15	0.1664	\$116,469		0.0910	\$63,731	0.1597	\$111,760	0.1410	\$98,700	0.1122	\$78,509
16	0.1714	\$119,963		0.0929	\$65,005	0.1629	\$113,995	0.1410	\$98,700	0.1144	\$80,079
17	0.1765	\$123,562		0.0947	\$66,306	0.1661	\$116,275	0.1410	\$98,700	0.1167	\$81,681
18	0.1818	\$127,269		0.0966	\$67,632	0.1694	\$118,600	0.1410	\$98,700	0.1190	\$83,314
19	0.1873	\$131,087		0.0985	\$68,984	0.1728	\$120,972	0.1410	\$98,700	0.1214	\$84,981
20	0.1929	\$135,020		0.1005	\$70,364	0.1763	\$123,392	0.1410	\$98,700	0.1238	\$86,680
Total Payments		\$2,069,019			\$1,173,563		\$2,057,987		\$1,974,000		\$1,445,694

November 12, 2014 (email), Supervisor notifies town board that NREL responded to the request to review the solar proposals from the four vendors.

November 25, 2014 Town Board Meeting. The Town Board interviewed representatives of four companies that are interested in building a 600 kW solar farm in the Town of Woodstock Solar City, Mannino Electric, Standard Solar and On Force. The almost three-hour meeting was taped and is available for viewing. No action was taken.

May 1, 2015 Town Board Meeting, Resolution 110-2015, Authorize Supervisor to sign Energy Services Agreement with OnForce Solar Inc.

Resolved, to authorize the Supervisor to sign the Energy Service Agreement with OnForce Solar Inc; and be it further

January 16, 2016 (email) Revised ESA

April 19, 2016 Town Board Meeting, Resolution 103-2016, Authorize supervisor to sign energy service agreement. This resolution terminated the agreement with OnForce Solar and established a relationship with IGS Solar, LLC of Dublin, OH.

Discussion: Randolph Horner addressed the Board stating his disappointment between himself and Feit that their business deal did not work out. He said he would help the Town anyway he could. Supervisor Wilber thanked him for all his help with solar projects over the years.

Mary Burke said she felt IGS Solar is a dirty fuel company. They sell the product from fracking (natural gas). Supervisor Wilber said in his opinion, IGS Solar has more clean energy projects in its portfolio and the family owned business is moving in the right direction. Councilman Wenk agreed. Councilwoman Ricci said it was a very complex project in which she has asked a lot of questions. All of them have been answered by IGS Solar and she believes this is the right thing for the Town at this time. Councilwoman Magarelli agreed with her and said their headquarters is a LEEDS Building. It is the right choice to go forward with clean energy. Councilman McKenna agreed with Supervisor Wilber regarding Randolph Horner. Mr. Horner responded by saying he respects the Boards decision to go with the project and he won't be a spoiler. "Charles Feit has no product to sell and he will not implicate the Town in any law suit."

Mary Burke stated the WEC is unhappy that financing through another source can't be found. Councilwoman Magarelli said she apologizes to her colleagues, but she has to abstain. She is very uncomfortable and really wanted to sign with Solar City. Councilwoman Ricci said the tipping point for her was all her concerns and questions were researched by Supervisor Wilber and she spoke directly with a representative of the company. All questions were answered to reassure her concerns.

June 23, 2016 Meeting with PSC and Central Hudson in Albany

The Town signed a PPA contract with IGS Solar (Dublin, OH) for a 600 KW solar array, but Central Hudson lodged a roadblock to the project. Public Service Law, §66-j(a)(iii), states "a non-residential customer of an electric corporation which owns or operates solar electric generating equipment located and used on its premises." Central Hudson's interpretation is that a PPA involves a third party owner and operator, and therefore, Woodstock is not eligible for remote net metering.

We met with DPS Staff and Central Hudson in Albany on June 23, 2016 to discuss the issue. DPS assured Central Hudson that there was no issue, and that Staff would provide a letter to Central Hudson confirming its position.

November 2016, all activity Related to this Proposal Ceased.

Appendix A – Town Board Resolutions Referenced for the 2012 Solar Proposal

Appendix B – Town Board Resolutions Referenced for the 2014 Solar Proposal

TOWN OF WOODSTOCK CLIMATE SMART TASK FORCE	Erin Moran, Coordinator Kenneth Panza, Secretary
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Application for 5 Points

PE4 Action: Renewable Energy Feasibility Studies

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Appendix A

Photovoltaic Solar Feasibility Studies

2012 – A Proposal for a 750 KW Solar Array
at the Waste Water Treatment Facility



WOODSTOCK, N.Y.

COLONY OF THE ARTS

Minutes

April 20, 2012: MINUTES 2012

Body:

Town of Woodstock Town Board meeting
held on Friday, April 20, 2012 at 12:00pm
45 Comeau Drive, Woodstock, NY 12498

Supervisor Jeremy Wilber presiding

Council Members present: Councilwoman Cathy Magarelli

Councilman Jay Wenk

Councilman Bill McKenna

Councilman Ken Panza

Deputy Supervisor Liam Kahn

No one from the press or public were present.

At 12:00pm, Supervisor Wilber called the meeting to order.

RESOLUTION 166-2012 - AMENDED

ISSUE A REQUEST FOR PROPOSALS (RFP) FOR A WOODSTOCK MUNICIPAL PV SYSTEM

Offered by Supervisor Wilber, seconded by Councilman Wenk:

BE IT RESOLVED, to authorize the Supervisor, with consultation and advice of Randolph Horner, to issue a Request for Proposals (RFP) for a Woodstock Municipal PV System, and

BE IT FURTHER RESOLVED, in the absence of specific resolutions stating otherwise, there will be no expenditure of funds related to this action, and

BE IT FURTHER RESOLVED, in the absence of specific resolutions stating otherwise, the Town has no financial obligation to Mr Horner with respect to this action, and

BE IT FURTHER RESOLVED, in the absence of specific resolutions stating otherwise, the Town by this action has no obligation whatsoever to follow through with any actions relating to this request for proposals, and may at any time without penalty cancel its participation in the entire project, and

BE IT FURTHER RESOLVED that until changed or augmented by a resolution of the Town Board the Solar Project Team referenced in the RFP shall be Councilmen Bill McKenna and Jay Wenk and Randolph Horner.

Amendment

Councilman McKenna moved to amend the resolution to appoint Councilpersons Cathy Magarelli and Jay Wenk to the Solar Project team, seconded by Councilman Wenk:

All voted 4-1: Supervisor Wilber - aye

Councilman Wenk - aye

Councilwoman Magarelli - aye

Councilman McKenna - aye

Councilman Panza - nay

RESOLUTION 167-2012

AUTHORIZE THE SUPERVISOR TO SIGN CLERK OF THE WORKS AGREEMENT

Offered by Supervisor Wilber, seconded by Councilman McKenna:

PURSUANT to the recommendation of Councilmen Bill McKenna and Jay Wenk,

BE IT RESOLVED, to authorize the Supervisor to sign an agreement with **Don Snyder** for Clerk Of The Works services associated with the Town Hall Renewal project, rate of pay \$45.00 per hour.

All voted 5-0: Supervisor Wilber - aye

Councilman Wenk - aye

Councilwoman Magarelli - aye

Councilman McKenna - aye

Councilman Panza - aye

Councilwoman Magarelli said she spoke to Mr. Snyder for over 1/2 hour and read his proposal. She said both were good. Councilman Panza said he would accept Councilmen Wenk and McKenna's recommendations. Councilman McKenna said he spent hours going to the site and looking over plans. Councilman Wenk said Mr. Snyder has a terrific personality and is diplomatic. It was agreed all employees in the Town Hall who have concerns over the project should address the Board and not the contracted workers.

Councilwoman Magarelli said she likes to meet the people who the Town hires even though she trusts the other Board members who were working on the Clerk of the Works. Supervisor Wilber asked Councilman McKenna if he would set up a meeting with the contractors and the Clerk.

Councilman Panza said the Maple tree at the Lutheran Church should have a professional arborist look at the tree and it was also the opinion of the WEC. It may only need to be cut back. Supervisor Wilber said Cindy Murro will also look at the tree.

Councilman Panza said regarding the fracking law, both the WEC and PB have met on it. The Planning Board is fine with it, the WEC

wants to continue with their own strategy. He said the next step is SEQRA and TWEQRA then the UC Planning Board. Councilwoman Magarelli said Steve Heller may create a decorative fence for the Pocket Park. She also asked the Board's opinion on timing for the renovation of the Community Center. All agreed it would be better to wait until the Town Hall was under way. It was also agreed to look over Les Walkers plans, who provided them for free and not spend money on another architect. Councilman Wenk said he wants a complete report on the condition of the floor. A resolution in 2011 authorized a structural study of the building, but it was unsure if the study was ever done. Supervisor Wilber said he would find out.

Supervisor Wilber offered the following words on the passing of Levon Helm:

The World has lost a great musician and Woodstock a very dear friend.

The world will remember Levon for his great songs and performances;

we will never forget his warmth and generosity.

Our deepest sympathy goes out to his family and friends.

Supervisor Wilber moved to adjourn, seconded by Councilwoman Magarelli:

All voted 5-0: Supervisor Wilber - aye

Councilman Wenk - aye

Councilwoman Magarelli - aye

Councilman McKenna - aye

Councilman Panza - aye

Respectfully submitted,

Jacquelyn E. Earley, RMC, Town Clerk

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Website Contact: Bill McKenna

Email: supervisor@woodstockny.org

Supervisor, Town of Woodstock

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Printed On January 16, 2020



WOODSTOCK, N.Y.

COLONY OF THE ARTS

Minutes

May 18, 2012: MINUTES 2012

Body:

Town of Woodstock Town Board meeting
held on Friday, May 18, 2012 at 4:00pm at
45 Comeau Drive, Woodstock, NY 12498

Supervisor Jeremy Wilber presiding.

Council Members present: Councilwoman Cathy Magarelli

Councilman Jay Wenk

Councilman Bill McKenna

Councilman Ken Panza

Deputy Supervisor Liam Kahn

AT 4:00pm, Supervisor Wilber called the meeting to order. The media was represented by George Pattison and no one from the public was present.

The bids for the photovoltaics NYSERDA grant project were opened and they were given to Randolph Horner to review and bring back to the Board 5:00pm on Monday, May 21st and give his recommendation. A special meeting of the Town Board will be held at 5pm on Monday, May 21, 2012 at 45 Comeau Drive, Woodstock, NY. to possibly vote on a resolution to advance the proposed project by awarding a bid winner.

BIDS:

Lighthousesolar

System size, 750 kW

PPA year one rate 12.23 cents/kWH, 11.08 if sales tax exempt

Annual escalator 3%

Mercury Solar Systems

System size, Not Specified

PPA year one rate 12.75 cents/kWH

Annual escalator 2.5%

Solartech Renewables

System size, 750 kW

PPA year one rate 10.00 cents/kWH

Annual escalator 5%

Solar City

System size, 723.84 kW

PPA year one rate 12.7 cents/kWH,

Annual escalator 1.9%

The following resolution was offered:

RESOLUTION 186-2012

SPECIAL MEETING DATE

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED to schedule a special meeting for 5:00pm on May 21, 2012 for the purpose of possibly awarding a NYSERDA bid winner.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna _ aye
Councilman Panza - aye

At 4:30pm, Supervisor Wilber moved to adjourn, seconded by Councilman McKenna:

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna _ aye
Councilman Panza - aye

Respectfully submitted,

Lynn D. Sehwerert, Deputy Town Clerk

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Printed On January 16, 2020



WOODSTOCK, N.Y.

COLONY OF THE ARTS

Minutes

May 22, 2012: MINUTES 2012

Body:

Special Meeting of the Town of Woodstock Town Board
held on Tuesday, May 22, 2012 at 12:00pm at
45 Comeau Drive, Woodstock, NY 12498

Supervisor Jeremy Wilber presiding.

Council Members present: Councilwoman Cathy Magarelli
Councilman Bill McKenna
Councilman Ken Panza
Deputy Supervisor Liam Kahn

Councilman Jay Wenk - absent

TOPICS:

Review bids for photovoltaics NYSERDA grant project.

RESOLUTIONS:

- Authorize the Supervisor to sign letter of intent for NYSERDA incentives
- Authorize the Supervisor to sign contract with Copeland Coating

At 12:10p, supervisor Wilber called the meeting to order and read the following resolution and then asked for discussion:

RESOLUTION 187-2012

AUTHORIZE THE SUPERVISOR TO SIGN LETTER OF INTENT FOR NYSERDA INCENTIVES

Offered by Supervisor Wilber, seconded by Councilman McKenna:

WHEREAS, the Town Board was notified in the last several weeks of an opportunity to advance the Town's Carbon Neutral Initiative by entering into an agreement with a solar energy systems provider whereby the provider would construct a solar energy system of about 750 kW on Town owned property in return for a twenty-year power purchase agreement, and

WHEREAS, the Town Board authorized a request for proposals, to be submitted to the Town Clerk's office no later than 3:00 PM, May 18, and

WHEREAS, at a special meeting of the Town Board held on May 18 at the Town Offices the Deputy Town Clerk delivered to the Town Board four sealed proposals, and

WHEREAS, the Town's consultant on this matter, Randolph Horner, has considered the four proposals, and has made a recommendation to the Town Board for selection of a Preferred Vendor, and

WHEREAS, Solartech Renewables has proposed a 750 kW solar system in exchanged for a power purchase agreement with the Town with a year one rate of 10cents/kWH, an annual escalator rate of 2.4%, and after 20 years ownership of the system to be transferred to the Town in consideration of Fair Market Value, therefore be it

Resolved,

- The Supervisor is directed to send **Solartech Renewables** a Letter of Intent for NYSERDA Incentives.
- This letter of intent shall in no way commit the Town to a project that it has not yet had time to review with respect to finances, to explain to the public, or to study its environmental impacts.
- A certified copy of this resolution shall be submitted to the Preferred Vendor with the Letter of Intent for NYSERDA Incentives.

All voted 3-1: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman McKenna - aye
Councilman Panza - nay

Discussion: Councilman McKenna said he is fine and would like to move forward. The Town is under no commitment by approving the resolution. Supervisor Wilber said he has spoken with the Town Attorney and the resolution is non-binding. Councilwoman Magarelli was concerned at first because of the escalated amount, but since the amount has been lowered, she is fine with the resolution. She also

agreed, there is no commitment. She said she will not vote for solar if the cost of electric will be more than it is now. She will vote to go forward with the resolution. Councilman Panza said he feels under the proposal the Town will have a 70-100% electric increase. The Supervisor took questions from the audience and then called for the vote.

RESOLUTION 188-2012

AUTHORIZE SUPERVISOR TO SIGN AGREEMENT WITH COPELAND COATING

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED to authorize the Supervisor to sign an agreement with **Copeland Coating** for repair to the basketball court, price not to exceed \$2800.00.

All voted 4-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman McKenna - aye
Councilman Panza - aye

Supervisor Wilber advised the Board the roof on the Historical Society needs to be repaired. The cost will be approximately \$1,500.00. The Board encouraged the Supervisor to get costs.

At 12:35pm, Supervisor Wilber moved to adjourn, seconded by Councilman McKenna;

All voted 4-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman McKenna - aye
Councilman Panza - aye

Respectfully submitted,

Jacquelyn E. Earley, RMC, Town Clerk

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Printed On January 16, 2020



WOODSTOCK, N.Y.

COLONY OF THE ARTS

Minutes

December 18, 2012: MINUTES 2012

Body:

Regular meeting of the Town of Woodstock
Town Board held on Tuesday, December 18, 2012
at 7:00pm, 56 Rock City Rd., Woodstock, NY 12498

Supervisor Jeremy Wilber presiding
Council Members present: Councilwoman Cathy Magarelli
Councilman Jay Wenk
Councilman Bill McKenna
Councilman Ken Panza

Deputy Supervisor Liam Kahn - absent

At 7:00pm, Supervisor Wilber called the meeting to order and asked all to join in the Pledge to the Flag. Approximately 20 people were present and the media was represented by Bill Kemble and George Pattison.

PUBLIC-BE-HEARD: 7:00-7:10PM: 3 people spoke

Councilman Panza offered the following resolution:

RESOLUTION 354A-2012

ASK FOR RECOMMENDATION

Offered by Councilman Panza, seconded by Councilman Wenk:

BE IT RESOLVED, to ask Charles Wesley for a recommendation of a roofing contractor knowledgeable about metal roofs to inspect the highway garage roof for leaks.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

ANNOUNCEMENTS:

- At the end of business there will be a discussion concerning the tragic event in Newtown, Connecticut.
- Councilman announced the vandalism to the Menorah on the Village Green, saying it was a "crying shame".

RESOLUTIONS:

- Accept meeting minutes
- Accept Town Clerk's Report
- Authorize Transfers
- Authorize Payment of Audited Vouchers
- Amend Resolution 353-12 - Garden Lighting Fund
- Authorize Agreement with PowerPay
- Accept Peckham Materials Corp bid for Highway
- Authorize Highway Superintendent to go out for bid on Ice Control Sand
- Schedule end of the year meeting
- Go forward with proposed agreement with OnForce Solar/Promenade Capital
- Appoint Sub-Committee to represent TB for contract with OnForce/Promenade Capital
- Declare Maurice Hinchey an Honorary Citizen of the Town of Woodstock
- Memory of Newton, CT resolution

After the Public Be Heard segment, the following resolutions were offered:

RESOLUTION 355-2012

ACCEPT MEETING MINUTES

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED to accept minutes for meetings held on November 20 and 27, and December 11, 2012.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 356-2012

ACCEPT TOWN CLERK'S REPORT

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED to accept Town Clerk's Report.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 357-2012

AUTHORIZE TRANSFERS

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED to authorize transfers per Transfer Sheet.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 358-2012

AUTHORIZE PAYMENT OF AUDITED VOUCHERS

Offered by Supervisor Wilber, seconded by Councilman McKenna

BE IT RESOLVED to authorize payment of audited vouchers in the amount of \$352,761.02.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 359-2012

AMEND RESOLUTION 353-2012

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED, to amend Resolution #353-2012, dated December 11, 2012, to read as follows:

WHEREAS, unanticipated electric costs have caused excess expenditures for the year 2012 in the amount of \$255.00 dollars in the Garden Lighting Fund; and

WHEREAS Garden Fund revenues for year 2012 have met the budgeted amount; therefore

BE IT RESOLVED, to addendum the year 2012 budget as follows:

Increase Garden Lighting Fund revenue line SG5031.00000 by \$255.00, revised Garden Lighting Fund revenue to be \$2006 and increase Garden Lighting Fund expense line SG5181.43002 by \$255.00, revised Garden Lighting Fund Expense to be \$2006; and

BE IT FURTHER RESOLVED, this resolution shall take effect immediately.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 360-2012

AUTHORIZE THE SUPERVISOR TO SIGN AGREEMENT WITH POWERPAY

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED, to authorize the Supervisor to sign the agreement with PowerPay allowing the Town Clerk's Office to accept credit card/debit card payments beginning January 1, 2013, such agreement not to cost the Town any expenditure.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 361-2012

ACCEPT PECKHAM MATERIALS CORP BID FOR HIGHWAY

Offered by Supervisor Wilber, seconded by Councilwoman Magarelli**

WHEREAS, on November 20, 2012 the Town Board authorized the Highway Superintendent to go out to bid for ice control sand; and

WHEREAS, the Highway Superintendent received three bids for the material; and

WHEREAS Peckham Materials Corp offered the lowest bid for delivering the material to the sand and salt facility at \$14.20 per ton; and

WHEREAS this price is less than the County bid price, therefore

BE IT RESOLVED, to accept the Peckham Materials Corp bid.

**Councilman Wenk asked to check the source of the sand to make sure it is not mixed with Fracking material. Supervisor Wilber said the resolution would be contingent with the findings of Councilman Wenk.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 362-2012

SCHEDULE YEAR END MEETING

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED, to schedule the year-end meeting of the Woodstock Town Board for December 28 at 4:00 PM at the Town Offices, 45 Comeau Drive.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 363-2012 - DISCUSSION

GO FORWARD WITH PROPOSED AGREEMENT WITH ONFORCE SOLAR/PROMENADE CAPITAL

Offered by Supervisor Wilber, seconded by Councilman McKenna:

WHEREAS, the Town of Woodstock desires to decrease its carbon footprint by increased consumption of green energy; and
WHEREAS the Town has before it a proposed agreement with OnForce Solar/Promenade Capital to provide the Town with a high quality solar array capable of producing 750 kW of electricity in exchange for a power purchase agreement; and

WHEREAS, it is the Town's understanding of the agreement that the Town will

- Make available acreage behind the wastewater treatment plant for constructing such an array, and
- Sign a power purchase agreement with OnForce Solar/Promenade Capital that requires the Town to pay OnForce Solar/Promenade Capital during the first year of full operation of the array \$0.095 for each delivered kWh, with an annual escalator each year thereafter of 2.5% for a term of twenty years; and

WHEREAS, it is the Town's understanding that The Town will receive from OnForce Solar/ Promenade Capital, at no cost to the Town or further use of Town lands than what is described above

- Engineering, design and construction of the solar array described above, with such operations and procedures to be performed in compliance with all applicable laws of the State of New York and The Town of Woodstock, and with the compliance and cooperation of the Central Hudson Gas and Electric Company, or its successor, and
- Repair and maintenance of the facility for so long as the term on the agreement, and
- Early termination purchase price schedule, and
- A precise schedule of the price for each kWh to be paid to OnForce Solar/Promenade Capital delivered to the Town over the period of the agreement; and

WHEREAS, the Town's contract attorney is still in the process of reviewing the contract provided by OnForce Solar/Promenade Capital to determine if it conforms to the Town's understanding of its terms; therefore

BE IT RESOLVED, that following review and possible modification of the agreement by the Town's contract attorney, in accordance with the wishes of the Town Board, to determine that the language in the agreement, and its attachments, conforms to the Town's understanding of it terms as stated above, and following the Town's due diligence to determine that OnForce Solar/Promenade Capital is a responsible partner in such an agreement, and following a determination that the agreement itself complies with local and New York State law, and following a review by the Town Board of the agreement's final language and terms, that a resolution subsequent to this will be offered to the Town Board seeking its approval for the Supervisor to sign such agreement.

Discussion: Supervisor Wilber said for order of discussion, the "nays" or "gin'st" would speak first and ayes would follow - Nays:

David Menzies - said it feels like it is a Bait and Switch.

Iris York - Said the resolution is premature.

Sam Magarelli - His concern is it has been an ugly process up to this point.

Lorin Rose - Water/Sewer property is the most wooded property the Town owns.

Gary Kutcher - No promotion of this solar array. People are unaware of what the Town is doing.

Jeff Moran - Seems townspeople are confused and find no transparency. The Board should take its time and he is neither 'opposed or for' the project.

John LaValle - He also is not against or for the process that is being used towards carbon neutral.

John and Janine Mower (read by Supervisor) - Not clear as to who the company "OnForce Solar" is. Is it based in the United States and would the panels be maintained locally?

Ayes:

Michael Pacut - Gave the Board a picture he drew of Maurice Hinchey.

David Gross - Said he was representing the WEC. They are in support of moving forward with the project. No one will know the price of fuel in five years or the Political environment.

Steve Grenadir - It is a complex deal, and it is unsure if it will cost less or more for electric, no one can tell. Grant monies are an integral part of the deal.

Dr. Gena Wilson - She is concerned about climate change for everyone. We all need to decrease carbon and greenhouse gases.

Gene Wilson - This is an important step in addressing the above concerns.

Mr. Charles Feit, CEO and founder of OnForce Solar was introduced and for over one hour, answered questions regarding his company and possible involvement in the Solar Panel array.

At 8:55pm, Councilman Panza said he still has concerns. He said the work to understand the process has been excruciating, not only for him, but Steve Grenadir and Councilwoman Magarelli, understanding the process of electric use and billing. He still has questions, such as site - how large for a 750 KW array, easement need to be developed and would need a permissive referendum, the contract is complicated, etc.

Councilman Panza asked to ignore the resolution on the table and offer one to create a task force to look into the contract.

Councilman Wenk said he is in full support for solar energy. Costs, other than real costs, are unseen to public health by fuel sources.

Natural gas is unhealthy to people and environment. There is no contract in front of us, a proposal is being looked over by Town Attorneys. He will vote to proceed tonight.

Councilwoman Magarelli said she was having problems with the process. At a meeting yesterday with attorneys, she was assured the Town will pursue legal and proper procedures. With that said, she agrees with this amended resolution. Mr. Feit appears willing to work

with the Town Board. The costs are still negotiable in the contract and she, also, is willing to move forward, feels positive and committed to the process.

Councilman McKenna said he supports the resolution. He has learned a lot regarding solar arrays and although he has a list of questions, he is confident he will get answers and will not agree to a contract until then. He urged the Board and Mr. Feit, when the contract is ready, to allow time for the public to see it and get answers to any questions the public may have.

Supervisor Wilber said he is in a happy position to agree to all the comments made by the Board. He assured the members he has reached out to the Comptrollers office. He also agreed to a Supervisor's sub-committee of Councilmen Wenk and Magarelli to check out the contract and OnForce company. He agrees the costs are unknown regarding the effects on the health to future children. A warming climate creates a slow death. He will vote to continue the process.

At 9:15, Supervisor Wilber called for a poll of the Board.

All voted 4-1: **Official Poll**

Councilman McKenna - aye
Councilwoman Magarelli - aye
Councilman Panza - nay
Councilman Wenk - aye
Supervisor Wilber - aye

Councilman Panza said he voted nay due to concerns he has. He offered the following resolution:

RESOLUTION 364-2012

APPOINT OFFICIAL SUBCOMMITTEE TO TOWN BOARD

Offered by Councilman Panza, seconded by Supervisor Wilber:

BE IT RESOLVED to appoint Jay Wenk and Cathy Magarelli as a formal subcommittee of the Town Board authorized to represent the Town with assistance from attorneys for the Town in negotiations with Mr. Feit of OnForce Energy, with the condition that any contract must be approved by the Town Board.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Supervisor Wilber said the resolution does the same thing he did in creating a task force. He continued on with the resolutions.

RESOLUTION 365-2012

DECLARE MAURICE HINCHEY AN HONORARY CITIZEN OF THE TOWN OF WOODSTOCK

Offered by Supervisor Wilber, seconded by Councilman McKenna

WHEREAS, beginning 1975 and ending 1992 Maurice Hinchey represented the people of the Town of Woodstock in the New York State Assembly; and

WHEREAS, from 1993 to the present Mr. Hinchey has represented the people of the Town of Woodstock in the United States House of Representatives; and

WHEREAS, in his thirty-eight years of service as Assemblyman and Congressman Mr. Hinchey ably and consistently advanced Woodstock's interests, particularly with regard to the environment and the arts, but also in vital National deliberations concerning war and peace; and

WHEREAS, earlier this year Congressman Hinchey made the decision to retire from the Congress of the United States, and therefore did not seek reelection; and

WHEREAS, the Woodstock Town Board wishes to express gratitude for Congressman Hinchey's years of service to the Woodstock community; therefore

BE IT RESOLVED, the Town Board of the Town of Woodstock thanks Congressman Hinchey for his kind attention to our township and its interests; and

BE IT FURTHER RESOLVED, to invite Mr. Hinchey to a future Town Board meeting of his choosing and convenience, where time shall be set aside for citizens of Woodstock to show their appreciation for his service to them; and

BE IT FURTHER RESOLVED, without taking from our sister Townships, we would welcome Mr. Hinchey as a citizen of the Town of Woodstock; and

BE IT FURTHER RESOLVED, notwithstanding his choice of residency, the Town Board declares Maurice Hinchey an Honorary Citizen of the Town of Woodstock; and

BE IT FURTHER RESOLVED, a certified copy of this resolution be prepared and sent to Congressman Maurice Hinchey.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 366-2012

MEMORY OF NEWTON, CT

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED, that the memory of twenty dead innocent children and six heroic educators sear the conscience of national and state political leaders and prompt them to fight for sensible laws to prevent firearms capable of mass murder in mere moments from falling into the hands of malevolence or into the hands of those mentally incapable to distinguish right from wrong; and

BE IT FURTHER RESOLVED, these same leaders address obvious deficiencies in our Nation's resources for identifying and treating serious mental illness; and

BE IT FURTHER RESOLVED, copies of this Resolution shall be sent to President Barack Obama, Governor Andrew Cuomo, Senators Schumer and Gillibrand, and Representative Gibson.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye

Councilman Panza - aye

At 9:25pm, Supervisor Wilber moved to adjourn, seconded by Councilman Wenk;

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Respectfully submitted,

Jacquelyn E. Earley, RMC, Town Clerk

© 2020 Town Of Woodstock, Ulster County
Website Contact: Bill McKenna
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Supervisor, Town of Woodstock
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Printed On January 16, 2020



WOODSTOCK, N.Y.

COLONY OF THE ARTS

Minutes

February 12, 2013: MINUTES 2013

Body:

Town of Woodstock Town Board meeting
held on Tuesday, February 12, 2013 at 7:00pm
at 56 Rock City Rd., Woodstock, NY

Supervisor Jeremy Wilber presiding

Council Members present: Councilwoman Cathy Magarelli
Councilman Jay Wenk
Councilman Bill McKenna
Councilman Ken Panza

Deputy Supervisor Liam Kahn - Absent

Approximately 7 people from the public were present and the media was represented by George Pattison.

At 7:00pm, Supervisor Wilber called the meeting to order and immediately asked for the Public be heard. Two people spoke.

PUBLIC-BE-HEARD: Two people spoke

ANNOUNCEMENTS: Supervisor Wilber announced the Senior Club of Woodstock welcomes new members and if interested to contact Elaine VandeBogart.

PRESENTATIONS: None

TOPICS: Solar proposal, vending, referral to the Commission of Civic Design with regard to the Town Hall façade and front yard, and proposed amendments to Ethics and Zoning law.

RESOLUTIONS:

- Discontinue Contract with Solar Energy
- Surplus vehicles on Auction International
- Accept resignation from Police Officer Vandendooren
- Amend resolution 107-07
- Accept resignation from Police Officer Gary Weider
- Appoint PT Police Officer Weider
- Hire grade 2 cleaner Daniel Kelly

RESOLUTION 86-2013 - DISCUSSION**

DISCONTINUE CONTRACT WITH SOLAR ENERGY

Offered by Councilwoman Magarelli, seconded by Councilman McKenna:

WHEREAS, The Town Board has entertained the prospect of hosting a solar farm project capable of generating 750 kWts; andWhereas, the Town proceeded to investigate the project and its financial implications; and

WHEREAS, this investigation led to receipt of a proposed power purchase agreement committing the Town to a twenty year contract with a financier; and

WHEREAS, the Town Board is not convinced that the power purchase agreement structure is appropriate for the Town of Woodstock; and

WHEREAS, the Town Board desires to explore all avenues for achieving the Town's goal to reduce its carbon footprint, and at the same time stabilize if not actually reduce the Town's electric costs; and

WHEREAS, with the lessons learned the Town Board feels more quipped to do so; and

Whereas, there should be no doubt among parties interested in the Town's new direction; therefore

BE IT RESOLVED, that the Town of Woodstock will not be signatory to a power purchase agreement; and

BE IT FURTHER RESOLVED, the Town Board is extremely grateful to all parties to this discussion and investigation, whether for or against the proposal as it stood.

**Discussion - Councilwoman Magarelli and Councilman Wenk read their reports and reasons for the above resolution. Supervisor Wilber

said it would be very difficult to succeed in communicating to tax payers they would have to give up land they now own. Councilman McKenna asked if both Councilman Wenk and Councilwoman Magarelli would be interested in continuing on the task force, they both answered "yes". The representatives of Solar Tech asked not to have the contract pulled. After discussion, Supervisor Wilber called for the vote.

All voted 4-1-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - abstained

Supervisor Wilber asked the Board to consider rate increases for vendors. He also asked the Board to consider the zoning amendment package and amendments to the Ethics Law. Supervisor Wilber will ask the CCD for review of the Town Hall recommendations.

At 8:55pm, The following resolutions were offered:

RESOLUTION 87-2013

SURPLUS VEHICLES ON AUCTION INTERNATIONAL

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to surplus a 2006 Ford Expedition, VIN # 1FMPU16536LA72440, and a 2010 Ford Crown Victoria, VIN # 2FABP7BV8AX120885; and be it further Resolved, to authorize these vehicles be put up for auction on Auction International; and be it further Resolved, if an acceptable bid is not received from Auctions International the Chief of police shall be authorized to dispose of the vehicles in the best interests of the Town.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 88-2013

ACCEPT RESIGNATION OF POLICE OFFICER

Offered by Supervisor Wilber, seconded by Councilwoman Magarelli:

BE IT RESOLVED, to accept the resignation of **John Vandendooren** as part time police officer for the Town of Woodstock, effective January 17, 2013.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 89-2013

AMEND RESOLUTION #107-07, CONTINUING EDUCATION FOR PLANNING AND ZONING BOARDS

Offered by Supervisor Wilber, seconded by Councilman Wenk:

BE IT RESOLVED, to amend Resolution # 107-07, so to award members of the Woodstock Planning Board and the Woodstock Zoning Board of Appeals one (1) continuing education credit for each one (1) hour of seminar or conference attendance in accordance with criteria established in Resolution # 107-07.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 90-2013

ACCEPT RESIGNATION FROM POLICE OFFICER WEIDER

Offered by Supervisor Wilber, seconded by Councilwoman Magarelli:

BE IT RESOLVED, to accept the resignation of Officer **Gary Weider** from the Woodstock Police Department, effective February 28, 2013; and

BE IT FURTHER RESOLVED, to thank Officer Weider very much for his twenty-three years of full time service to the Town.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 91-2013

HIRE PART TIME POLICE OFFICER WEIDER

Offered by Supervisor Wilber, seconded by Councilman Wenk:

BE IT RESOLVED, to hire **Gary Weider** as part time police officer at the rate of \$20.76 per hour, effective March 2, 2013.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 92-2013

HIRE PT TIME CLEANER

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED, to hire **Daniel Kelly** part time Grade 2 cleaner for the Woodstock Custodial Department at \$13.97 per hour, effective February 13, 2013.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 93-2013

SIGN AGREEMENT WITH CUMMINS NORTHEAST LLC

Offered by Supervisor Wilber, seconded by Councilman McKenna:

WHEREAS water/sewer superintendent has recommended the Town enter into an agreement with **Cummins Northeast LLC** to inspect the emergency generator at the wastewater treatment plant; therefore

BE IT RESOLVED, to authorize the Supervisor to sign such agreement, amount not to exceed \$1200.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 94-2013

APPOINT BRET MUNSON ANIMAL ADVOCATE

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED, to appoint **Bret Munson** Volunteer Comeau Property Animal Advocate, AKA Woofstock Warden, for the purpose of providing to the public information and offering courteous reminders of regulations concerning dogs brought to the Comeau property.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

At 9:02pm, Supervisor Wilber moved to adjourn, seconded by Councilman McKenna:

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Respectfully submitted,

Jacquelyn E. Earley, RMC, Town Clerk

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Printed On January 16, 2020

TOWN OF WOODSTOCK CLIMATE SMART TASK FORCE	Erin Moran, Coordinator Kenneth Panza, Secretary
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Application for 5 Points

PE4 Action: Renewable Energy Feasibility Studies

3 Points

4 Points

5 Points

Appendix B

Photovoltaic Solar Feasibility Studies

2012 – A Proposal for a 600 KW Solar Array
at the Waste Water Treatment Facility



WOODSTOCK, N.Y.

COLONY OF THE ARTS

Minutes

June 17, 2014: Minutes 2014

Body:

Town of Woodstock Town Board meeting
held on Tuesday, June 17 2014 at 7:00pm
443 Zena Rd., Woodstock, NY 12498

Supervisor Jeremy Wilber presiding
Council Members present: Councilwoman Cathy Magarelli
Councilman Bill McKenna
Councilman Ken Panza
Councilman Jay Wenk
Deputy Supervisor Laura Ricci - Present

Approximately 7 people from the public were present and the press was represented by Nick Henderson and Bill Kemble.

At 7:00pm, Supervisor Wilber called the meeting to order. He asked all to join in the Pledge to the Flag.

PUBLIC-BE-HEARD: 7:00-7:10 PM: 2 People spoke. Jim Hanson advised the Board and the public of a fund raiser for the Comeau Trails being held at the Bear Theater on Thursday evening. Mr. Ken Churchill, from American Homeless, addressed the Board with an amendment to Woodstock Town Resolution to set aside 5-8 acres of land for the homeless with all administrative codes suspended.

ANNOUNCEMENTS:

- The Town mourns the passing of Jules Viglielmo, who served our community as a member of the Woodstock Environmental Commission and also as Town Justice. Our deepest sympathy goes out to the Viglielmo family.
- Congratulations to Naomi Halpern on the upcoming occasion of her 100th birthday - Naomi Leaf Halpern:

On July 3, Naomi Leaf Halpern will celebrate her 100th birthday. She was born in Jerusalem in 1914 but soon after in 1915 the family immigrated to New York. Naomi was destined for an artistic and creative life; her father was a working artist, her mother too, an artist as well as a skilled seamstress. At the age of 13, Naomi became a dance student with the renowned Russian ballet teacher Michael Fokine. She was invited to perform in Belgium with her mother as chaperone and so began her European tour, dancing with world-class dancers, wearing the costumes she designed and her mother made. She also toured all over the US, Canada, Mexico and Cuba with her dances from the Bible and in 1934 she performed with the Zeigfield Follies. She was in the last show directed by Yiddish theater impresario Maurice Schwartz.

In 1941 she came to Woodstock with her husband Rabbi Peretz Halpern to spend their honeymoon at the Woodstock Inn. The next year they purchased the Alice Henderson house in historic Byrdcliffe where she still resides. As well as being a wife and mother, her life has been filled with artistic endeavors. She ran a dance company, had a career as a dance therapist, worked and appeared with the Performing Arts of Woodstock and in 1960 appeared on the Steve Allen show with her dance and music ensemble. In addition, her home is adorned with her own mosaic and crocheted handicrafts.

After her husband of 47 years passed away she volunteered with the Jewish National Fund group and for the next 20 years, she returned each year to Israel to cultivate the land, plant trees and tutor students in English. While folk dancing in Israel she met Morris Falk and they returned together to Woodstock living happily until his death in 2012.

Noami continues to lead a very active and busy life. She is a beloved member of the Woodstock Jewish Congregation, where she currently teaches Yiddish every Wednesday, attends classes, services and special events and she still even attends meetings with the Performing Arts of Woodstock. She is truly an amazing woman, not slowing down for a minute.

Happy Birthday Naomi!

• 2014 Town Road Improvement Schedule:

- I. Van Dale Road from Hurley/Woodstock town line to intersection with Van De Bogart Road, work to involve milling and black topping;
 - II. Reynolds Lane from Rte 212 to Hutchin Hill Road, work to involve milling and black topping;
 - III. Cooper Lake Road from Wittenberg Road to Rose Lane, work to involve milling and black topping;
 - IV. Rose Lane from Cooper Lake Road to end, work to involve full depth reclamation and black topping;
 - V. Silver Hollow Road from Fire # 375 north 2550 feet work to involve full depth reclamation and black topping.
- Highway Superintendent Mike Reynolds asks the public to be aware of roadwork signage, and to please proceed with caution through the work zones, which will be active during normal working hours of the week. The Highway department thanks you in advance for your anticipated cooperation.
 - Councilman Wenk reports 6 oil tanks are still in the ground in the area of aquifer. Four residents have offered to remove or fill and two are still an issue. One owner, female, said she does not "give a damn" and the other is an absentee landlord who refuses to spend any money. Councilman Wenk will start to solicit funds to remove the tanks next week. He figures it will cost around \$3,000.00. When he reaches that amount, he will discontinue raising money. He is doing it privately and checks can be made out to "Do You Dig it?"

PRESENTATIONS:

- Mark Wilson will discuss the following: For the past 14 years HVTC has hosted a 4-race Summer Tri-Series at Wilson State Park (6/11, 7/9, 8/13, 9/10) for beginners to veteran athletes; the event includes a 400 yd. swim, 12 mile bike and a 2 mile run. The club has approximately 50 athletes who range from 28-66 years of age; the average age is 47.

PUBLIC HEARING:

- 7:30 PM to hear comment from the public on the proposed amendments to Chapters 260 of the Woodstock Code, the Zoning Law of the Town of Woodstock.

Supervisor Wilber asked the Town Clerk to read the Public Hearing notice.

Only one person from the public had comment, Mr. Jim Hanson who said he is in favor as well as most of his neighbors. The "for profit school" will be good for the Zena community.

Supervisor Wilber said all this amendment to the zoning law does is conform with New York State Law. Councilman Panza added his agreement to the Supervisor and Councilwoman Magarelli stated how great the purchase is and glad it is what the community wanted also. The following resolution was offered:

Resolution 138-2014

Adopt Local law #1-2014

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Whereas, on May 20, 2014 the Woodstock Town Board adopted a resolution scheduling a public hearing to be held at the Company 4 Zena Fire House, 443 Zena Road, Woodstock New York for June 17, 2014 at 7:30 PM to hear comment from the public on the proposed amendments to Chapters 260 of the Woodstock Code; and

Whereas, the Town Board, after input from the public at such public hearing, wishes to enact the proposed amendments into law; now therefore be it,

Resolved, the Town Board of the Town of Woodstock,

1. Closes the public hearing; and
2. Affirms the negative declaration of environmental impact with respect to the adoption of this Local Law; and
3. Adopts this Local Law # 1 of the year 2014; and
4. Directs the Town Supervisor to submit a final action report with the Ulster County Planning Board; and
1. Directs the Town Clerk, in conjunction with the Attorney for the Town, to forward the legislation to the New York Secretary of State.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTIONS:

- Accept Meeting Minutes
- Accept Town Clerk's Report
- Authorize Transfers
- Authorize Payment of Audited Vouchers
- Adopt Local Law #1, 2014
- Authorize the Assessor to attend the continuing education
- Waive 30 review period
- Authorize Water Sewer Superintendent to go out for bid for used 3.5 ton mini-excavator.
- Hire Patrick Glass Part Time Cleaner
- Hire Seasonal workers for Woodstock Summer Recreation Camp
- Authorize Highway Superintendent to go out to bid for Chestnut Hill bridge
- Issue RFP1-2014 for 600 KW PV system

Resolution 139-2014

Accept meeting minutes

Offered by Supervisor Wilber, seconded by Councilman Wenk:

Be it Resolved, to accept minutes for meetings held on May 20, June 5 and June 10.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Resolution 140-2014

Accept Town Clerk's Report

Offered by Supervisor Wilber, seconded by Councilwoman Magarelli:

Be it Resolved, to accept Town Clerk's Report.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Resolution 141-2014

Authorize Transfers

Offered by Supervisor Wilber, seconded by Councilman Wenk:

Be it Resolved, to authorize transfers per Transfer Sheet.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Resolution 142-2014

Authorize payment of Audited vouchers

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to authorize payment of audited vouchers in the amount of \$250,733.08.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Resolution 143-2014

Waive 30 day review for liquor license

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Whereas, The Petersen House at the Woodstock Commune, Inc., 297 Tinker Street, Woodstock, NY 12498, is in compliance with the Alcoholic Beverage Control Law Section 64 Subdivision 2A, has notified this municipality of their intent to file application for a liquor license with the New York State Liquor Authority; therefore
be it Resolved, to waive, in this instance, the thirty (30) day period to review said application and consent to the issuing of a liquor license to the above named applicant.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Resolution 144-2014

Authorize Assessor to attend education class

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to authorize the Assessor Marc Plate to attend the continuing education class for assessors scheduled for August 22, 2014; and be it further
Resolved, to authorize the use of a town vehicle for transportation to and back from the seminar; and
be it further Resolved to pay the \$100 fee; and
be it further Resolved, the Assessor shall provide the Town with receipts for tolls, food and accommodations for the purpose of the Town seeking reimbursement.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Resolution 145-2014

Authorize Water/sewer Superintendent to go out to bid for mini-excavator

Offered by Supervisor Wilber, seconded by Councilwoman Magarelli:

Be it Resolved, to authorize the Water-Sewer Superintendent to go out to bid for a used 3.5 ton mini-excavator, plans and bid specifications available at the Office of the water/Sewer Superintendent, Larry Allen, 2441 Rte 212, Woodstock, NY 12498.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Resolution 146-2014

Hire part time cleaner

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to hire Patrick Glass part time cleaner at 12.35 per hour, effective July 5, 2014.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

resolution 147-2014

Hire seasonal workers for Summer recreation camp

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to hire the seasonal workers for the Woodstock Summer Recreation Program, and establish their rates of pay per the attached sheet.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Resolution 148-2014

Authorize highway superintendent to go to bid for chestnut hill bridge

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to authorize the Highway Superintendent to go out to bid for the replacement of the Chestnut Hill Bridge, plans and bid specifications available at the Office of the Highway Superintendent, 3218 Rte 212, Bearsville, NY 12409 and Office of Steinmier Engineering, 15 Railroad Avenue, Suite 201, Kingston, NY 12401, bids must be received by the Highway Superintendent Mike Reynolds at the address above no later than 10:00 AM, July 14, 2014, when bids will be opened.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Resolution 149-2014 - Discussion

seek proposal for 600 kw pv system

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to issue RFP 1 – 2014, seeking proposals for a 600 kW PV system on lands adjacent the wastewater treatment plant.

**Amended to include the Landfill Site.

All voted 4-1-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - abstained

Councilman Panza said he has a couple of problems with the resolution. Some earlier recommendations have been brought forth and he feels they are pretty good. And why do the solar trackers keep coming back. He feels the system should be built with new equipment and new technology. Sell the old trackers.

Supervisor Wilber said the Town needs to start a new endeavor with clean energy:

1. 600 kw may never enter the WWTP (Woodstock Water Treatment Plant), but will enter into someones electric, be consumed and instead of dirty, the energy will be clean.

2. The issue to build a system only for the WWTP, would put the entire burden (cost) on 412 property owners and they would have to pay a very large charge.
 3. Regarding the trackers, we have them, own them and should use them.
 4. Regarding Attorney review, as long as the Town states it has the right to reject all bids, there should be no problem.
- The RFP is modeled by MEGA and will be reviewed by National Renewable Energy Laboratory.

Councilman Panza feels there is no reason to just dump the KW on the grid, let the WWTP get the full benefit of it. On greenhouse gases, the WWTP forest that would be cut down for the solar farm represents 50 years of carbon if it is clear cut. It will take 18-18 years for carbon neutrality. Again he said, get rid of the trackers or use them at the Landfill of Well sites.

Councilwoman Magarelli said Kingston just bought clean energy, we can wait to see what comes out from it.

Resident Don Todd said he feels the best place for the solar farm would be at the Landfill and on the back side, there are lines capable of carrying high load of electric to the grid.

Councilman Wenk said a vast number of trees will have to be cut down if solar farm placed at the WWTP. A lot of trees have been lost due to emerald ash borer, not much the Town can do. Supervisor Wilber reminded everyone, there were many less trees years ago than now. Councilman McKenna said the pine trees at the WWTP have met their life span.

It was agreed to amend the RFP to include the Landfill site.

At 8:15, Supervisor Wilber moved to adjourn, seconded by Councilman McKenna:

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

Local Law Filing New York State Department of State
41 State Street, Albany NY 12231

(This form is used to file a local law with the Secretary of State.)

Matter being eliminated is struck through, and underlining is used to indicate new or changed matter.

Town of Woodstock

Proposed Local Law No. 1 of the year 2014

A local law amending: Chapter 260 of the Woodstock Code, the Zoning Law of the Town of Woodstock, Ulster County, New York, as previously amended to: A) add a provision to §260-62, General Standards, as it relates to schools; B) remove from Attachment 1, Schedule Of Use Regulations, the prohibition of private nonprofit academic, parochial or technical schools from the R8, Light Industrial and Special Light Industrial Zoning Districts and replace it with the requirement for a Special Use Permit; and remove from Attachment 1, Schedule Of Use Regulations, the prohibition of schools conducted for profit in the R8, R5, Light Industrial and Special Light Industrial Zoning Districts, and replace it with the requirement for a Special Use Permit; and C) to amend Section 123, Article XV, Definitions with the insertion of a definition for Schools.

Be it enacted by the Town Board of the Town of Woodstock as follows:

Section 1. Statutory Authority.

This Local Law is enacted in accordance with Article XIII of Chapter 260 of the Woodstock Code, the Zoning Law of the Town of Woodstock, as amended; Articles 9 and 16 of the Town Law of the State of New York, which grant the Town Board of the Town of Woodstock authority to enact local laws for the purpose of promoting the health, safety and welfare of the people of the Town; Article 2, Section 10 of the Municipal Home Rule Law, which gives the Town of Woodstock the power to protect and enhance its physical environment; Article 12-B, Sections 239-l and m, of the General Municipal Law; Section 10 of the New York Statute of Local Governments; Article IX of the New York State Constitution; and other legislative authority of the State of New York, as amended from time to time.

Section 2. Findings, Purposes and Intent.

It is the intent of this Local Law to conform the Zoning Law with the requirements of the Laws of the State of New York as they pertain to permitting schools, both public and private in residential, commercial and light industrial districts in the Town. This amendment is enacted pursuant to the Comprehensive Plan of the Town of Woodstock as described in the founding Brown and Anthony Report of 1962, the Subdivision of Land regulation adopted in 1985, the Zoning Law adopted in 1989, as amended, and adoption of the Executive Summary of the Saratoga Master Plan Report of 1999, to authorize certain specific amendments to the Woodstock Code.

Section 3. Amendments to Chapter 260, the Zoning Law of the Town of Woodstock, as amended.

A. Article VI, Special Use Permits, §260-62K under General Standards, is amended as follows and existing §260-62K is renamed §260-62L as follows;

§260-62K. The Planning Board may require all proposed elementary, middle and high schools to adhere to standards described in the 2006 edition or later editions of Planning and Urban Design Standards, John Wiley & Sons.

§260-62L. Additional standards. The Planning Board may establish any additional standards appropriate to any special use permit in this article.

B. Chapter 260 Attachment 1, the schedule of use regulations, is amended as follows:

Structure/ Land Use	R8	R5	R3	R1.5	HR	HC	NC	LI/ SLI	FW
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Private nonprofit academic, parochial, or technical school	X <u>SP</u>	SP	SP	SP	SP	SP	SP	SP	X <u>SP</u>	X
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School conducted for profit	X <u>SP</u>	X <u>SP</u>	SP	SP	SP	SP	SP	SP	X <u>SP</u>	X
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C. Chapter 260 Article XV, Definitions, is amended to include a definition for School, which shall be inserted into the General and Business use schedules in alphabetical order:

SCHOOL- A facility with the three following features; (1) a curriculum; (2) adequate physical facilities to conduct its educational function; and (3) a staff qualified to implement its educational objectives.

Section 4. Severability.

If any section, sub-section, sentence, clause, phrase, or other part of this Local Law is, for any reason, held by any court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portion(s) of this Local Law.

Section 5. Effective Date.

This Local Law shall take effect upon being filed in the office of the New York State Secretary of State.

Respectfully submitted,

Jacquelyn E. Earley, RMC, Town Clerk

© 2020 Town Of Woodstock, Ulster County
 Website Contact: Bill McKenna
 Email: supervisor@woodstockny.org
 Supervisor, Town of Woodstock
 47 Comeau Drive
 Woodstock, NY 12498
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 Fax: (845) 679-7915

Printed On January 16, 2020



WOODSTOCK, N.Y.

COLONY OF THE ARTS

Minutes

September 09, 2014: Minutes 2014

Body:

Town of Woodstock Town Board meeting
held on Tuesday, September 9, 2014 at 5:00pm
45 Comeau Dr., Woodstock, NY 12498

Supervisor Jeremy Wilber presiding
Council Members present: Councilwoman Cathy Magarelli
Councilman Bill McKenna
Councilman Ken Panza
Councilman Jay Wenk
Deputy Supervisor Laura Ricci - Present

Approximately 4 people from the public were present and the press was represented by Bill Kemble.

At 5:00pm, Supervisor Wilber called the meeting to order.

[Note: LASP Parcel 509 will be deliberated at the September 16 meeting, which will be scheduled to be held at the Woodstock Town Hall.]

ANNOUNCEMENTS:

- Councilwoman Magarelli said she walked the Yankee Town Pond parcel and will, along with Councilman McKenna, divide the property into different hunting areas.
- Councilwoman Magarelli said she will be working with Jesse Jones to get in touch with potential donors for the renovation of the Community Center

TOPICS:

- Unseal proposals for 600 kW solar farm. Supervisor Wilber, stating that the Town was looking for the best value, unsealed the 4 proposals and presented a copy to each Board Member. It was agreed Councilman Panza would make a quick summary of the PPA offerings submitted. The Supervisor will forward the proposals to NREL (National Renewable Energy Laboratory) for its analysis of the proposals.

PUBLIC-BE-HEARD: No one spoke

RESOLUTIONS:

- Schedule meeting for Town Hall
- Waive thirty day period for Catskill Mt. Pizza
- Hire Part Time Court Security Guard

RESOLUTION 179-2014

SCHEDULE MEETING LOCATION FOR TOWN BOARD MEETING

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED, to schedule the September 16, 2014 meeting of the Woodstock Town Board at the Woodstock Town Hall, 76 Tinker Street, Woodstock, at 7:00pm.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 180-2014

WAIVE 30 DAY WAITING PERIOD

Offered by Supervisor Wilber, seconded by Councilman Wenk:

WHEREAS, Gourmet Enterprises, LLC, D/B/A - Catskill Mountain Pizza Company, 51 Mill Hill Rd, Woodstock, NY 12498, is in compliance with the Alcoholic Beverage Control Law Section 64 Subdivision 2A, has notified this municipality of their intent to file application for a liquor license with the New York State Liquor Authority; and

WHEREAS, this property is currently in compliance with all Local Laws and does not have any violations at this time; now therefore **BE IT RESOLVED**, to waive, in this instance, the thirty (30) day period to review said application and consent to the issuing of a liquor license to the above named applicant.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

RESOLUTION 181-2014
HIRE PART TIME COURT SECURITY

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED, to hire **Henry Yost** for part time Court Security at the rate of \$15.00 per hour, effective immediately.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilman Panza - aye

At 5:30pm, Supervisor Wilber moved to adjourn, seconded by Councilman McKenna:
All voted aye.

Respectfully submitted,

Jacquelyn E. Earley, RMC, Town Clerk

Documents:

09/09/14 (DOC - 26.5 KB)

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Website Contact: Bill McKenna
Email: supervisor@woodstockny.org
Supervisor, Town of Woodstock
47 Comeau Drive
Woodstock, NY 12498
Phone: (845) 679-2113, ext. 17
Fax: (845) 679-7915

Printed On January 16, 2020

Town of Woodstock Town Board meeting
held on Tuesday, November 25, 2014 at 6:00pm
47 and 45 Comeau Drive, Woodstock, NY 12498

Supervisor Jeremy Wilber presiding

Council Members present: **Councilwoman Cathy Magarelli - arrived at 7pm

Councilman Bill McKenna

Councilman Ken Panza

Councilman Jay Wenk

Deputy Supervisor Laura Ricci - Present

Town Clerk Jackie Earley - Absent

Approximately 3 people from the public were present and the press was represented by Nick Henderson.

At 6:00pm, Supervisor Wilber called the meeting to order.

Supervisor Wilber called the meeting to order and immediately moved to enter into Executive Session to interview an attorney to represent the Town in the matter of the Niagara proposal in the Town of Ulster.

All voted 4-0: Supervisor Wilber - aye
Councilman Panza- aye
Councilman Wenk - aye
Councilman McKenna - aye

At 6:45pm, Supervisor Wilber moved to come out of Executive Session:

All voted 4-0: Supervisor Wilber - aye
Councilman Panza- aye
Councilman Wenk - aye
Councilman McKenna - aye

At 7:15 PM the Town interviewed representatives of four companies that are interested in building a 600 kW solar farm in the Town of Woodstock Solar City, Mannino Electric, Standard Solar and On Force. The almost three-hour meeting was taped and is available for viewing. No action was taken.

RESOLUTIONS:

- Engage the services of special counsel (Cooper Lake)
- Authorize Change Work orders
- Issue Proclamation celebrating Ars Choralis

RESOLUTION 244-2014

ENGAGE SERVICES OF SPECIAL COUNSEL

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED, to engage the services of Jeffrey Baker, Esq., as special counsel for the Town of Woodstock to represent its interests and concerns with the potential impact on the Woodstock watershed of the proposed bottling facility in the Town of Ulster, at the rate of \$210.00 per hour for partner time, \$185.00 per hour for associates time and \$115.00 per hour for paralegals time, plus expenses for computer research, postage, photocopies and travel expenses.

All voted 5-0: Supervisor Wilber - aye
Councilman Panza- aye
Councilman Wenk - aye
Councilwoman Magarelli - aye
Councilman McKenna - aye

RESOLUTION 245-2014

CHANGE WORK ORDERS FOR THE MESCAL HORNBECK COMMUNITY CENTER PROJECT

Offered by Supervisor Wilber, seconded by Councilman McKenna:

BE IT RESOLVED, to authorize the Supervisor to sign Change Work order #'s
With One way Construction;
With CDE Electric
With Jim Taylor Plumbing and Heating
With Condor Fire Sprinkler LLC; and
BE IT FURTHER RESOLVED, the new total contract prices shall be as follows:

One Way Construction, \$904,194
CDE Electric \$253,810
Jim Taylor Plumbing and Heating \$152,842
Condor Fire Sprinkler LLC \$58,800

All voted 4-1: Supervisor Wilber - aye
Councilman Panza- Nay
Councilman Wenk - aye
Councilwoman Magarelli - aye
Councilman McKenna - aye

RESOLUTION 246-2014

ISSUE A PROCLAMATION CELEBRATING ARS CHORALIS

Offered by Supervisor Wilber, seconded by Council

WHEREAS, Ars Choralis has contributed significantly to the cultural life of the greater Woodstock area for fifty years; and

WHEREAS, Ars Choralis has been recognized and acclaimed for the musical excellence of its performances; and

WHEREAS, Ars Choralis has promoted awareness of history through concerts of cultural and historic significance; and

WHEREAS, Ars Choralis has promoted peace and social justice through music performances in both the U.S. and abroad; and

WHEREAS, Ars Choralis is one of four choruses in the United States recognized for its concerts of peace and social justice by the national periodical Chorus America; and

WHEREAS, Ars Choralis has promoted understanding and respect for all people through multicultural and multireligious collaborations; and

WHEREAS, Ars Choralis has given free concerts offering hope, solace and compassion during crises and disasters; and

WHEREAS, Ars Choralis has used the choral art to ease suffering by raising money for local, national and international disaster response, and world hunger relief; therefore

BE IT RESOLVED, the Woodstock Town Board hereby expresses its gratitude to the singers, musicians, composers, volunteers and staff of Ars Choralis for their contributions of time and talent to the preservation and maintenance of this significant cultural institution; and

BE IT FURTHER RESOLVED, the Woodstock Town Board hereby congratulates Ars Choralis on the occasion of its 50th Anniversary; and

BE IT FURTHER RESOLVED, the Town shall issue a Proclamation celebrating Ars Choralis' fifty years of contributing to the cultural environment of the Town of Woodstock, such Proclamation to be delivered by the Town Supervisor to Ars Choralis at a time and place of its choosing.

All voted 5-0: Supervisor Wilber - aye
Councilman Panza- aye
Councilman Wenk - aye
Councilwoman Magarelli - aye
Councilman McKenna - aye

A motion to adjourn at 10:00pm by Supervisor Wilber was seconded by Councilman McKenna:

All voted 5-0: Supervisor Wilber - aye
Councilman Panza- aye
Councilman Wenk - aye

Councilwoman Magarelli - aye
Councilman McKenna - aye

Respectfully Submitted,

Jacquelyn E. Earley, RMC, Town Clerk

** Minutes supplied by Supervisor Wilber

Town of Woodstock Town Board meeting
held on Friday, May 1, 2015 at 9:00am
45 Comeau Drive, Woodstock, NY 12498

Supervisor Jeremy Wilber presiding
Council Members present: Councilman Bill McKenna
Councilwoman Cathy Magarelli
Councilman Jay Wenk
Councilman Ken Panza
Deputy Supervisor Laura Ricci - absent

At 9:00am, Supervisor Wilber called the meeting to order.

Resolution 110-2015

Authorize Supervisor to sign Energy Services Agreement with OnForce solar inc.

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Whereas, in June, 2014 the Town Board issued a Request for Proposals for The installation of a **600 kW** rated ground mounted solar system on Town owned lands located at 2441 Rte 212, Woodstock NY, OR on Town owned lands located on 100 West Saugerties Road, Woodstock, NY; and

Whereas, the goal of the RFP was to identify the Proposer who would either
a. Enable the most cost effective solar energy production over the entire term of a PPA, in which case the successful Proposer will have the capability to develop, offer, and manage the rated ground mounted solar system to be installed under this RFP.

b. Enable the most cost effective 600 kW PV solar installation with the Town financing and maintaining the project.

c. Provide enough technical and financial information to the Town regarding the practicality and expense of battery back up to contribute to the powering of the waste water plant during periods of no sunlight; and

Whereas, at a public meeting held at 5:00 PM on September 9, 2014 the Town Board unsealed proposals from four installers (hereafter the Proposers), to wit, Maninno Electric, Standard Solar, Solar City and OnForce Solar; and

Whereas, all proposers recommended the Town owned lands located at 2441 Rte 212, Woodstock NY as the better site since the 100 West Saugerties Road, Woodstock, NY site did not have access to utility lines capable of handling the electric load produced by the solar farm; and

Whereas, all four proposers recommended that the Town not consider financing the project since the Town is not eligible for significant solar

incentives and therefore the costs would be prohibitive; and

Whereas, all four proposers stated that perhaps in the future but not now was there a cost effective means of installing battery back up to contribute to the powering of the waste water plant during periods of no sunlight; and

Whereas, the Town made the decision it was more financially practical to finance the solar system by entering into an Energy Service Agreement, also known as a Power Purchase Agreement; and

Whereas, the Town forwarded the four proposals to the National Renewable Energy Laboratory (NREL), a department in the United States Department of Energy with expertise in analyzing proposals of this nature and with whom the Town had filed application on June 4, 2014; and

Whereas, as a result of NREL's analysis the Town on October 9, 2014 sent to the four proposers a request for clarifications given that the proposers used different assumptions in their responses; and

Whereas, on November 6, 2014 Standard Solar, Solar City and OnForce Solar responded with clarifications; and

Whereas, the December, 2014 the NYSERDA block incentive award was \$0.36 per Watt, when it had been expected to be in the area of \$0.45 per Watt; and

Whereas, OnForce Solar and Solar City clarified the cost per kWh based on the NYSERDA block incentive award of \$0.36 per Watt; and

Whereas, the Town performed an analysis of the potential savings in its energy costs as it related to the three remaining proposals on the table, Standard Solar, Solar City and OnForce Solar; and

Whereas, at a public meeting of the Woodstock Town Board held on February 17, 2015, a resolution authorizing the Supervisor to sign a Letter of Intent to Award to OnForce Solar was unanimously adopted; and

Whereas, a representative from one of the companies that did not receive the award praised the Town for its open, fair and transparent process of selection; and

Whereas, there remained the matter of pursuing due diligence with regard to OnForce Solar's financial capability to execute the project, and also to negotiate an Energy Service Agreement (also known as a Power Purchase Agreement); and

Whereas, OnForce Solar has provided the Town with assurances it is financially capable for executing the project; and

Whereas, the Town meanwhile engaged the services of Meister Consultants Group, lead contractor to NYSERDA on the [NY-Sun PV Trainers Network](#), for assistance with reviewing the Energy Service Agreement; and

Whereas, Meister Consultants Group offered an extensive list of recommended insertions, deletions and amendments to the Energy Service

Agreement; and

Whereas; OnForce Solar has agreed to all the terms incorporated in the Agreement; and

Whereas, both Parties to the Agreement are aware that the next steps to execute the project are for OnForce Solar to provide the Town with a detailed site plan, including interconnect plan, defoliation description, and a survey of the Lease Area which will contain the solar array; and

Whereas, both parties are aware that the Town's permission for the Lease Area will be subject to permissive referendum, therefore be it

Resolved, to authorize the Supervisor to sign the Energy Service Agreement with OnForce Solar Inc; and be it further

Resolved, this resolution shall become effective immediately.

All voted: 4-0-1 Supervisor Wilber - aye

Councilman McKenna - aye

Councilwoman Magarelli - aye

Councilman Panza - nay

Councilman Wenk - ay

Councilman Panza requested his reason for nay vote be included in minutes:

No Lease Area Identified in Exhibit A

The contract is technically deficient when it refers to a "Lease Area" in Exhibit A, which fails to contain any description or delineation of a Lease Area. Several sections in the OnForce ESA agreement reference a Lease Area described in Exhibit A, but Exhibit A does not show, describe, or define a lease area.

The Lease Area defines the limits of the Power Provider's responsibility, and presumably, the Town is responsible for everything outside the Lease Area. Without any description of the Lease Area, it's not possible understand the Town's responsibility for vegetation maintenance to control shading.

Exhibit A has two areas outlined.

1 One area enclosing the solar arrays is labeled, "BLOCK 1, 2010 CANADIAN SOLAR CS6X-300M - SOLAR PANELS OR APPROVED EQUAL, 603KW DC @ STC, TILT = 20°, AZI = 160°+."

2 A second delineated area is labeled, "TREE CLEARANCE SETBACK, 100' TYP, SUBJECT TO SITE EVALUATION APPROVAL." There is no Lease Area identified in Exhibit A.

Sections Referencing to Lease Area in Exhibit A

Section 5.1, License and Lease, Title to the System - references a "Lease Area as defined in Exhibit A."

Section 5.7, Access to Sunlight – States the host (i.e. town) is not responsible for maintaining access to sunlight within the "Lease Area." This makes the

Town responsible for maintaining access to sunlight outside the “Lease Area,” an area that could be significantly larger than the “Lease Area.” Lacking an identified “Lease Area” in Exhibit A, it’s not possible to understand the Town’s commitment or responsibility for maintaining access to sunlight for the solar array.

The area to be cleared is a standing forest, and it’s expected to grow back during the 20-year term of the PPA agreement. The Power Provider is contractually obligated for maintaining the area within the Lease Area.

Section 7.1(f) Conditions Precedent to Obligations – 7.1(f)(i) states it’s Power Provider’s responsibility to perform appropriate vegetation management, but pervious sections states the Power Provider is only responsible for vegetation management within the “Leased Area.” Without an indicated “Lease Area” in Exhibit A, it’s not possible to understand the Town’s responsibility. Failure of the Town to perform vegetation management outside the Leased Area could be grounds for default by the Town on the terms of the ESA.

Review by the Town Attorney

The Town Board has received no advice from the Town Attorney, and the resolution proposed for the May 1, 2015 special meeting of the Town Board makes no mention of a contract review by the Town Attorney.

Section 11.2 Goodwill & Publicity

It’s not in the Town’s best interest to contractually agree to issue press releases promoting OnForce.

Section 4.6 Ownership of Environmental Attributes.

The ESA States: “Power Provider, or Power Provider’s successors or assigns, shall retain ownership of all right, title and interest in any and all Environmental Attributes. Notwithstanding the above, if RECs generated from the System shall attain in the future in New York State any financial value, Power Provider and Host will enter into a negotiation to determine how the financial value will be distributed.”

The Town should not relinquish ownership of the Renewable Energy Credits. If the solar system is installed as a standalone system attached directly to the grid, as was requested in the RFP and which OnForce responded in its proposal, none of the power produced by the solar system will be used by the Town. All the power will be sold back to Central Hudson and added to the grid. Under these conditions, the only way the Town can take credit for the renewable energy produced is to retain ownership of the Renewable Energy Credits (RECs).

resolution 111-2015

Authorize Hydrology and hydraulic analysis and soil borings for

MacDaniel Bridge

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, pursuant to a recommendation from the Town's engineer Brinnier & Larios dated April 27, 2015, to authorize the Supervisor to authorize a hydrology and hydraulic analysis, and soil borings required for the replacement of the Mac Daniel Road Bridge, cost not to exceed \$5800.

All voted 5-0: Supervisor Wilber - aye
Councilman Panza- aye
Councilman Wenk - aye
Councilwoman Magarelli - aye
Councilman McKenna - aye

Resolution 112-2015

Waive 30 day ABC requirement

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Whereas; Garden Cafe at Woodstock, 6 Old Forge Rd, Woodstock, NY 12498, is in compliance with the Alcoholic Beverage Control Law Section 64 Subdivision 2A, has notified this municipality of their intent to file application for a liquor license with the New York State Liquor Authority; and

Whereas; this property is currently in compliance with all Local Laws and does not have any violations at this time; therefore be it

Resolved, to waive, in this instance, the thirty (30) day period to review said application and consent to the issuing of a liquor license to the above named applicant.

All voted 5-0: Supervisor Wilber - aye
Councilman Panza- aye
Councilman Wenk - aye
Councilwoman Magarelli - aye
Councilman McKenna - aye

At 9:20am, Supervisor moved to adjourn, seconded by Councilwoman Magarelli:

All voted 4-0: Supervisor Wilber - aye
Councilman Panza- aye
Councilman Wenk - aye

Councilwoman Magarelli - aye
Councilman McKenna - left the meeting prior to adjournment

Respectfully submitted,

Jacquelyn E. Earley, RMC, Town Clerk

Town of Woodstock Town Board
meeting held on Tuesday, April 19, 2016
at 6:30pm, 45 Comeau Drive, Woodstock

Supervisor Jeremy Wilber presiding
Council Members present: Councilwoman Cathy Magarelli
Councilman Jay Wenk
Councilwoman Ricci
Bill McKenna

At 6:30pm, Supervisor Wilber called the meeting to order and immediately moved to enter into executive session for interview of a Police Candidates.

At 7:00pm, Supervisor Wilber moved to come out of executive session, all voted aye. No action was taken.

Approximately 5 people from the public were present and the press was represented by Nick Henderson.

A motion to enter into executive session will be entertained for the purpose of interviewing candidates for a vacant position in the Police Department. It is anticipated the Board will return to public session no later than 7:00pm.

PUBLIC-BE-HEARD: 7:00-7:10PM:

- Five people spoke

ANNOUNCEMENTS:

- Councilwoman Magarelli said the Library has a couple of requests from the Town. They would like Town approval and a letter sent to the NYS DOT for “library signage” at both sides of the Town. The second request is for the Town to add another light in the lighting district on a pole near where the laundry mat was located. It may increase the cost for the lighting district, but will make the area safer at night.
- Councilwoman Ricci reminded all it was primary day and urged all to vote.
- Councilman Wenk said a story in the Kingston Freeman stated the State is no longer using herbicides around the reservoir. The WEC is interested in urging no use of herbicides along the roadways.
- Councilman Wenk said he had issue with 3 people entering the TV station during a performance by PAW. He is it was a deliberate and malicious act of

interrupting the play. He asks the Board to create language in the producers agreement to allow removal of privileges for producers who use obscene behavior. Supervisor Wilber disagreed.

PUBLIC HEARINGS:

- At 7:30pm, Supervisor Wilber asked the Town Clerk to read the public hearing notice. At a meeting held on April 12, 2016, the Town Board scheduled a public hearing on the matter of a Local Law amending the Woodstock Code, Chapter 233, the Vehicle and Traffic Law of the Town of Woodstock, Ulster County, New York, as previously amended, to: create new no-parking zones of critical importance; to establish increased fines in such zones; and to create the authority for the Town or its agent(s) to tow away vehicles from such zones. Members of the public may be heard at such time.

The following people spoke:

- 1 Colleen Sheehan - will it in any way involve the parking for Magic Meadow? She was assured it would not.
- 2 Rebecca Daniels - the situation with parking along Millstream Rd. is dangerous for both adults and children.
- 3 Rick Folger - owns property on the other side of Millstream Rd. and said he frequently has people (up to 40) on his property having a barbecue. Then they leave their trash and use the land as a bathroom.
- 4 Shira - All parking lots are within walking distance to the Millstream.

At 8:00pm, Supervisor Wilber motioned to recess the public hearing, seconded by Councilwoman Ricci. All voted aye.

RESOLUTIONS:

- Accept Town Clerks Report
- Authorize Transfers
- Authorize Payment of Vouchers
- Amend resolution #92-2016
- Hire part time Recreation Aide
- Authorize Supervisor to sign Agreement with IGS Solar, LLC
- Authorize the Supervisor to sign a shared services agreement with NYSDOT
- Authorize the Supervisor to sign a Cooperative Agreement with Cornell Cooperative Extension.
-

resolution 98-2016

Accept town clerks report

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to accept Town Clerk's Report.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilwoman Ricci - aye

resolution 99-2016

Authorize Transfers

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to authorize transfers per Transfer Sheet.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilwoman Ricci - aye

resolution 100-2016

Authorize payment of vouchers

Offered by Supervisor Wilber, seconded by Councilman Wenk:

Be it Resolved, to authorize payment of audited vouchers in the amount of \$
\$168,328.12.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilwoman Ricci - aye

resolution 101-2016

Amend resolution for Police Officer

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to amend the resolution adopted March 15 that hired Chris Benson as a 90 day FT Temp effective April 1, 2016 at the rate of \$ 22.70 so that the amount per hour is \$22.83.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilwoman Ricci - aye

resolution 102-2016**Appoint part time asst recreation aide**

Offered by Supervisor Wilber, seconded by Councilman Wenk:

Be it Resolved, to hire Sage Minino Grade 1 part-time assistant recreation aide at \$15.34 per hour, effective immediately.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilwoman Ricci - aye

resolution 103-2016**Authorize supervisor to sign energy service agreement**

Offered by Supervisor Wilber, seconded by Councilman McKenna;

Be it Resolved, to authorize the Supervisor to sign an Energy Service Agreement with IGS Solar, LLC.

Discussion: Randolph Horner addressed the Board stating his disappointment between himself and Feit that their business deal did not work out. He said he would help the Town anyway he could. Supervisor Wilber thanked him for all his help with solar projects over the years.

Mary Burke said she felt IGS Solar is a dirty fuel company. They sell the product

from fracking (natural gas). Supervisor Wilber said in his opinion, IGS Solar has more clean energy projects in its portfolio and the family owned business is moving in the right direction. Councilman Wenk agreed. Councilwoman Ricci said it was a very complex project in which she has asked a lot of questions. All of them have been answered by IGS Solar and she believes this is the right thing for the Town at this time. Councilwoman Magarelli agreed with her and said their headquarters is a LEEDS Building. It is the right choice to go forward with clean energy. Councilman McKenna agreed with Supervisor Wilber regarding Randolph Horner. Mr. Horner responded by saying he respects the Boards decision to go with the project and he won't be a spoiler. "Charles Feit has no product to sell and he will not implicate the Town in any law suit."

Mary Burke stated the WEC is unhappy that financing through another source can't be found. Councilwoman Magarelli said she apologizes to her colleagues, but she has to abstain. She is very uncomfortable and really wanted to sign with Solar City. Councilwoman Ricci said the tipping point for her was all her concerns and questions were researched by Supervisor Wilber and she spoke directly with a representative of the company. All questions were answered to reassure her concerns.

Supervisor Wilber called the vote:

All voted 4-1-0: Supervisor Wilber - aye

Councilwoman Magarelli - abstained

Councilman Wenk - aye

Councilman McKenna - aye

Councilwoman Ricci - aye

resolution 104-2016

Authorize Supervisor to sign shared services

Offered by Supervisor Wilber, seconded by Councilmann McKenna:

Be it Resolved, pursuant to the recommendation of the Woodstock Highway Superintendent, to authorize the Supervisor to sign a shared services agreement with the New York State Dept. of Transportation.

All voted 5-0: Supervisor Wilber - aye

Councilwoman Magarelli - aye

Councilman Wenk - aye

Councilman McKenna - aye

Councilwoman Ricci - aye

resolution 105-2016

Authorize the Supervisor to sign agreement with Cornell Cooperative

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, pursuant to the recommendation of the Woodstock Highway Superintendent, to authorize the Supervisor to sign a Cooperative Agreement with Cornell Cooperative Extension of Ulster County, which will allow the Town to use trailer and mulcher equipment purchased with NYC DEP funds.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilwoman Ricci - aye

resolution 106-2016

Authorize the Highway Superintendent to go out to bid for road salt

Offered by Supervisor Wilber, seconded by Councilman McKenna:

Be it Resolved, to authorize the Highway Superintendent to go out to bid for road salt.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilwoman Ricci - aye

resolution 107-2016

Schedule special meeting

Offered by Supervisor Wilber, seconded by Councilwoman Ricci:

Be it resolved to schedule a special meeting of the Woodstock Town Board for Monday, April 25, at 7PM.

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye

Councilman McKenna - aye
Councilwoman Ricci - aye

At 8:30, Supervisor Wilber moved to adjourn, seconded by Councilman McKenna:

All voted 5-0: Supervisor Wilber - aye
Councilwoman Magarelli - aye
Councilman Wenk - aye
Councilman McKenna - aye
Councilwoman Ricci - aye

Respectfully Submitted,

Jacquelyn E.Earley, RMC, Town Clerk