

TOWN OF RED HOOK RECREATION COMMISSION

7340 South Broadway, Red Hook, NY 12571

Phone: 845-758-4625 Fax: 845-758-5313

**TO: St. Margaret's Home Committee
Recreation Commission
Red Hook Town Board**

**FROM: Town of Red Hook Recreation Commission
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RE: 2019 St. Margaret's Home Property Report

DATE: 5 December 2019

2019 Mowing/Trimming/Work Dates through 5 December 2019

18 March 2019 Spring Cleanup
Connor Boryk – 4 Hours

20 March 2019 Spring Cleanup/Debris Trailered to Rec Park
John Kuhn – 3 Hours

30 March 2019 Trees on South Lawn
Connor Boryk – 5 Hours

31 March 2019 Trees on South Lawn
Connor Boryk – 5 Hours

9 April 2019 Removed two trailer loads of limbs and brush to
Recreation Park
John Kuhn – 2 Hours

21 April 2019 Fire Extinguisher Inspection with Mike Sass
Building Check
John Kuhn – 1 Hour

16 May 2019 Mowed Site
John Kuhn – 3 Hours

25 May 2019 Mowed Site
John Kuhn – 2.5 Hours

7 June 2019 Mowed Site
John Kuhn – 4 Hours

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24 June 2019 Mowed Site
John Kuhn – 3.5 Hours
Trimmed Site
Connor Boryk – 1.5 Hours

10 July 2019 Mowed Site/Trimmed Low Branches
John Kuhn – 3 Hours
Trimmed Site
Connor Boryk – 2 Hours

26 July 2019 Mowed Site
John Kuhn – 3 Hours

9 Aug 2019 Mowed Site
John Kuhn – 3 Hours
Trimmed Site
Connor Boryk – 2 Hours

10 Aug 2019 Major Tree Removal on East Border
All Wood & Brush Trailered to Rec Park
John Kuhn – 3 Hours
Joe Coon – 3 Hours
Connor Boryk – 3 Hours

23 Aug 2019 Mowed Site
John Kuhn – 3 Hours
Trimmed Site/Picked up Limbs
Patrick Jones – 2 Hours
Connor Boryk – 2 Hours

13 Sep 2019 Mowed Site
Removal of Tractor Front Tire
Tire Taken to Tires Plus for Replacement
John Kuhn – 4.5 Hours

15 Sep 2019 Cut Up & Removed Fallen Trees With JD4120
Jeff Tremper – 6 Hours
Joe Coon – 6 Hours
John Kuhn – 6 Hours

16 Sep 2019 Cut up & Removed Fallen Trees With JD4120
Jeff Tremper – 6 Hours
Joe Coon – 6 Hours
John Kuhn – 6 Hours

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- 17 Sep 2019 Removed Stumps/Filled Holes with Topsoil
Seeded & Fertilized Area
Trimmed Trees on West Border
All Debris Trailered to Rec Park
Jeff Tremper – 6 Hours
Joe Coon – 6 Hours
John Kuhn – 6 Hours
- 18 Sep 2019 Finished Tree Removal Cleanup
Swept Interior of Building
Repaired EPDM Roof Tears
Water Shutoff for Season
Restroom Winterized
Garage Door Repaired
Garage Cleaned
Stone Removal from West Lawn
John Deere 455 Serviced
Jeff Tremper – 6 Hours
Joe Coon – 6 Hours
John Kuhn – 6 Hours
- 25 Oct 2019 Mowing Site/Leaves Put into Piles
John Kuhn – 5 Hours
- 26 Oct 2019 Leaf Pickup and Trailered to Rec Park
John Kuhn – 4 Hours
Jeff Tremper – 6 Hours
Joe Coon – 6 Hours
- 8 Nov 2019 Limb Pickup after Storm
Mowed Leaves into Piles
John Kuhn – 7 Hours
- 9 Nov 2019 Leaf Removal from South Lawn to Rec Park
Patrick Jones – 3 Hours
- 10 Nov 2019 Final Leaf Removal from Site
Leaves Trailered to Rec Park Compost Pile
John Kuhn – 1 Hour
Jeff Tremper – 7 Hours
Joe Coon – 7 Hours
- 30 Nov 2019 Mowed/Blew Leaves into Piles
John Kuhn – 3 Hours

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This fall the number of leaves removed from the St. Margaret's Home Property was remarkable. After the leaves were put into piles, it took 12 trailer loads to get them all to the Rec Park Compost Pile. That amounts to 180 30-Gallon Garbage Pails at 15 per trailer trip. The leaves are moved by the privately owned truck and trailer of John Kuhn & Joe Coon.

Most of the mowing and equipment servicing and repairs at the St. Margaret's Site are donated by John Kuhn operating town-owned equipment and occasionally personally-owned equipment. Work hours charged to St. Margaret's is for time spent by the Recreation Park and Red Church Cemetery employees Howard Callies, Tom Peters, Connor Boryk, Patrick Jones, Jeff Tremper, and Joe Coon. Work done the Town of Red Hook Highway Department is also charged to the St. Margaret's Home Maintenance Account.

This report covers the maintenance at St. Margaret's Home through 5 December 2019.

North Lawn at St. Margaret's Home

As noted in every year's report, the Recreation Commission undertook the massive site cleanup project at St. Margaret's Home because developing the north section of the St. Margaret's Home property (the *North Lawn*) into a passive public space with flowers, benches, picnic tables, etc. would fulfill one of the goals set in the Saratoga Associates Recreational Needs Assessment done for the Town of Red Hook in 1994. The Commission believes that whatever the ultimate use of the St. Margaret's Home building, the north section of the property should be kept for community use. This *North Lawn* would be a section of land maintained by the Recreation Commission just like the Recreation Park. It could become a very attractive site for community concerts, movie nights, gardening projects, chess and checker tables, picnics, etc.

The specific relationship between St. Margaret's Home and the Recreation Commission should be defined so that the costs for maintaining the site are clearly understood and reflected in a realistic budget.

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2019 Maintenance Hours for St. Margaret's Home Site

The total number of hours spent working at the St. Margaret's Home Site through 3 December 2019 for all the various reasons listed on this report are as follows:

John Kuhn:	82.5 hours – Rec Staff/Volunteer
Jeff Tremper:	37 hours - Rec Park Staff
Howard Callies:	0 hours - Rec Park Staff
Thomas Peters:	0 hours - Rec Park Staff
Connor Boryk:	24.5 hours - Rec Park Staff
Joe Coon	40 hours – Red Church Cemetery Staff

Total Maintenance Hours Spent at STMH in 2019 = 184

Total Paid Hours to Park Staff at STMH in 2019 = 101.5

101.5 Hours @ \$17.27 = \$1,752.91

The hours at STMH of John Kuhn are not charged to the town, but they should be considered in future budgets when staff changes occur.

Equipment Maintenance and Fuel Costs

Diesel Fuel – 15 Gallons @ \$2.28 = \$34.30

Gasoline – 30 Gallons @\$1.96 = \$58.80

John Deere X730 Mower Blades (M164016) = \$75.00

John Deere 455 Mower Blades (M141785) = \$64.68

Chain Saw Fuel and Chains = 4 @ \$24.99 = \$99.96

The maintenance hours required at STMH during 2019 (184) were substantially less than those of 2017 (304), but greater than 2018 (143). The increase in 2019 is due primarily to the extensive tree work required. Six very large trees and many large limbs fell during storms that had to be cut up and removed. Processing the brush alone was a major task since all had to be transported to the Recreation Park because nothing can be left on the STMH site. The wood from the some trees were cut up for firewood, but many of the trees were pines unsuitable for use.

The amount of leaves at STMH this year was noticeably greater. Trees bordering the property are larger and the prevailing winds from the north bring all the leaves in the neighborhood to the property.

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As in all the past years, dead trees were removed, stumps were ground, rocks removed, and limbs trimmed to allow a mower to pass underneath. This has allowed more of the work to be done by machine and hopefully reduce the hours of manual labor required. The area just north of the building is slowly but surely becoming more manageable.

The maintenance hours do not include the time spent transporting, repairing and servicing the town-owned equipment used. The fuel costs of operating the mowers, Trac Vac, trimmers, chain saws, etc. were charged to the Recreation Park budget as were the filters, oil, and mower blades.

It does not include the time spent checking the building regularly for problems, vandalism, etc.

This information can be used when going out for property maintenance bids from local contractors if and when the Recreation Park Staff is no longer maintaining the site.

All trees, limbs, brush, and leaves at STMH are transported to the Recreation Park for composting or disposal.

Garbage at St. Margaret's Home Site

Paper, plastic, cans, bottles, etc. blow onto the property or are tossed from passing vehicles. We pick up the debris before mowing and trimming the site. We also empty the garbage containers in the building as required. All garbage is put into the Rec Park dumpster.

Cistern Covers

The area around cisterns behind the house are roped off for safety. The two wooden covers on the operating cisterns behind the building were secured with bolts drilled through the 2" stone side supports. No one can lift the covers without a major effort. The existing stones covering the cisterns are supported by two locust tree timbers installed in 1854! Securing the present covers is a temporary solution to a site safety problem that will have to be revisited at some point.

Dead Trees

The most pressing of the dead trees on the STMH property were removed in 2017. 2018 enjoyed some relief from major tree work, but 2019 had the older trees come down in storms or just from age. Because many of the trees at STMH are so old, they drop very large

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limbs during storms. The huge double pine tree by the garage will have to be addressed in the near future as will the huge catalpa and pine trees on the west side of the building.

Vandalism

We noticed no vandalism at STHM during 2019. A homeless person sat on the back porch for a couple days, but he did not harm the property in any way.

Winter Storage in the STMH Garage

The John Deere 455, and the John Deere X730 will be stored in the garage for winter. One Stihl chainsaw, one Stihl Trimmer, and one Stihl Backpack Blower are also stored in the garage. The Triton Trailer used to transport equipment, debris, wood, leaves, garbage, etc. is also in the garage for winter. Battery tenders will be used during the winter for the two tractor batteries.

John Deere 455 Diesel Tractor

Purchased in 1992 the JD455 is now 27 years old with a serious hydraulic leak. It still runs and will be used at STMH until it fails, but with high hours it's frequently unreliable. The 60" mower deck has been rebuilt three times over the past ten years. When the mower deck requires replacement, the tractor will be retired.

John Deere X730 Gas Tractor

Purchased in 2019 the JDX730 has become the primary mower at STMH. It has a 54" mower deck. Interestingly, despite having a smaller deck, using this machine reduces the time required to mow the site.

Trac Vac

For the third year in a row the Trac Vac was not used in the leaf pickup at STMH. This makes the fall clean up much more physically demanding and time consuming. Because ballast rock was put in the driveway and parking areas when Hannaford was built, using the Trac Vac is dangerous. Because the vacuum picks up rocks which break chunks of steel off the impeller disabling the Trac Vac and creating a hazard for staff.

Every year we remove more and more of the protruding ballast from the parking areas and the lawns, but it is basically a hopeless task. The Trac Vac will remain at the Rec Park and not used at STMH in the future.

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Doing a thorough leaf removal in the fall makes the spring cleanup much more manageable.

Park Staff

The labor to maintain St. Margaret's Home is done by Park Staff during hours when they are not working at the Recreation Park.

The special skills of Jeff Tremper and Howie Callies as safe loader/backhoe operators are much needed and appreciated.

The ability of Jeff Tremper, Howie Callies and Joe Coon to run chainsaws makes the work at STMH much safer for all.

I appreciate the efforts of all staff who work to make the St. Margaret's Home properly maintained. A poorly maintained property owned by the Town of Red Hook in such a public space would be unfortunate.