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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF CHESTER TOWN BOARD

- - - - - X
In the Matter of

THE ROCK

24 Old Black Meadow Road
Chester, New York

- - - - - X

PUBLIC HEARING

Date: September 28, 2016
Time: 6:07 p.m.
Place: Town of Chester
Town Hall
1786 Kings Highway
Chester, NY 10918

BOARD MEMBERS: ALEX JAMIESON, Supervisor
ROBERT VALENTINE
DONALD WITTEKIND III
CINDY SMITH (Present from 6:12 p.m.)

ALSO PRESENT: LINDA ZAPPALA, Town Clerk

- - - - - X

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

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THE ROCK

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SUPERVISOR JAMIESON: Good evening,

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everybody. Today is September 28th, it's

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a little -- 6:07 p.m., the Town of Chester

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Town Board meeting. I appreciate everybody

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being here.

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Linda, call the order, please.

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MS. ZAPPALA: Supervisor Jamieson.

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SUPERVISOR JAMIESON: Here.

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MS. ZAPPALA: Councilman Valentine.

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MR. VALENTINE: Here.

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MS. ZAPPALA: Councilman Wittekind.

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MR. WITTEKIND: Here.

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MS. ZAPPALA: Councilwoman Smith is --

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SUPERVISOR JAMIESON: She actually

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sent me a text and said she was running

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late.

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Please everybody stand for the

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Pledge.

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(Pledge of Allegiance.)

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SUPERVISOR JAMIESON: All right. The

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first thing on the agenda is the collecting of

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our comments regarding the purchase -- the

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proposed purchase of the Town of The Rock

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facility located on Black Meadow Road.

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As most of you have been following this, or some of you new to here, I see new faces here at the Town Board, we've been having meetings for the last couple months. We've been collecting questions from residents that have questions. At that particular time we've been answering most of the questions. As you can see, we put out a couple flyers and things to just keep everybody up to date on some of the concerns and some of the mis-innuendoes that may be out there as far as what we're purchasing and what we're going to be doing with the facility.

You know, before we take -- basically I just wanted to say that this is basically just going to be a comment session from you guys to us. I don't really want to go back and forth because I don't want to make it look like I'm answering some questions and not answering others where other questions may be more important than others. So basically what we're just going to do is just take comments, and on October 6th, which is next Thursday, a week from Thursday, is going to be where we're going to do a slide presentation, we're going to have all the

1 questions that have been given to us over the
2 last, you know, month or so answered. So there
3 will be no open area questions. Everything will
4 be -- any questions that have come before us will
5 be answered so everybody will have a clear
6 picture come election day on what they're voting
7 for and what the ballot is and things of that
8 nature.
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10 So the other thing, too, that I would
11 like to say before we start getting into the
12 comment session is when we ask you to come up for
13 comments, please use the microphone. You'll
14 state your name, you'll give us, you know, your
15 name and address, and just so that's for the
16 record and also for the camera, and it actually
17 helps me when I start going back and looking at
18 the videos and everything else so I don't miss a
19 question myself.

20 And before we start to do that, I just
21 wanted to state that I know there's -- there have
22 been some questions regarding the process that
23 has gone on here at the Town. The process has
24 really relied -- it's not really the Board, it's
25 really -- I'll take the responsibility for this,

it's not the Board. I saw an opportunity that I thought -- that I still feel very strongly for, that I think it would be an asset for the Town. I may not have gone through the process the correct way, it may seem to a lot of people that I rushed the process, but I still feel in my heart that this is a good deal for the Town. And if I had to do it over I probably would have done it maybe a little bit different, maybe a little slower, maybe a little -- the process might have been a little different. But that doesn't stop my thought process that this is a great deal for the Town. And I believe when all the questions and answers are done and the responsibility that will take on October 6th to show everybody really what the pros are of this building, I think the residents of the Town will be behind me in support and realize that this is really an absolutely fantastic opportunity for the Town.

So without further ado, anybody want to be the first one to come up? Raise your hand, we'll call you up. There are no limits. Whatever you want to ask.

If the question has come up in the past

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THE ROCK

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where somebody asked a question, I may just turn around and say, you know, that's going to be covered or whatever else.

In the meantime, anybody want to come up? Does anybody have any additional questions that they'd like to ask? Come on. Let's make it easier next week for me.

Go ahead. Go ahead, ma'am.

MS. DILTZ: Hi. I'm Deborah Diltz, I live on Black Meadow Road. I took some notes -- don't worry, it's not too long -- otherwise I lose my train of thought. Is that good? Can you hear me?

SUPERVISOR JAMIESON: That's fine.

MS. DILTZ: All right. I'm sure this is all well intentioned, but I personally think it's a bad idea. Frozen Ropes is appraised at 2.78 million. Why are we agreeing to 3.3 million?

And why would you comply with a noncompete requirement? Since when does a seller tell a buyer what he can and can not do with his property? I don't understand that.

Why do we need to double the size of

our summer camp program? Is that really the job of government? We have parks and little league, walking and biking trails, two dance academies, we have The Castle Fun Center, a bowling alley and excellent programs for children all year long in our library.

Speaking of our library, it could use some of your attention. Better pay and a larger budget would be helpful. After all, our library serves all ages, not just kids. We used to have floor to ceiling bookcases of new books. Now we have very few. Some of the staff works second jobs. And we lost a longtime employee to a prison library upstate because they offered him a pension. He was a great asset to our Town, as are all of the library staff.

Let's take care of the people and facilities we already have. And by all means, repair the senior center. That will not cost anywhere near 3.3 million.

Last, Frozen Ropes has already closed three of it's franchises in Chicago, Danbury and White Plains. They need to take their chances on the open market and sell to a private buyer who

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will pay it's fair share of taxes to this Town.

I'm sorry to have to say but let's be very honest. The issue of the recused board member has given this entire matter the appearance of impropriety, and that is something that elected officials should avoid at all costs and at every level of government, even when nothing is wrong.

That's my feeling. Thank you.

SUPERVISOR JAMIESON: Pat.

MR. O'DWYER: Thank you. Pat O'Dwyer, Whispering Hills.

I want to thank you for the tour -- the tours. They were very, very informative. I appreciate it.

Question: Right now who inspects that building? Does the town inspector inspect the building?

MR. VALENTINE: We do fire inspections probably.

SUPERVISOR JAMIESON: You mean like an engineering inspection type thing?

MS. O'DWYER: Is there a code? As you would go and inspect other buildings, do you

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inspect that building?

MR. VALENTINE: It would be inspection
for the fire code.

MS. O'DWYER: Just fire code. Okay.
Is there a letter of intent from the
buyer to lease back?

SUPERVISOR JAMIESON: We'll get those
answers for you.

MS. O'DWYER: Yup. Might it be more
prudent to fix the downstairs of this building,
do the police, the ambulance, the seniors, to do
all the things that need to be done in the
complex here first and then see if in fact the
thought is still, you know, among the Board
Members that they want to pursue this purchase?

I read a report from the Brookings
Institute the other day that -- this isn't a
stadium but there isn't a stadium that has been
built in this country that hasn't lost a fortune
so far. And, you know, when hot dogs are \$5 you
know that they're not very successful. Sometimes
the place is full and sometimes it's not, and you
have to take into consideration that even with
Frozen Ropes, that it may not always be full to

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capacity in terms of the camps. Pattern for
Progress also has a report that shows that the --
there's a decline in the population among
children in the county and that there's an
increase in the population in older people, like
myself.

So I would appreciate it very much if
we could have -- also, I believe there was an
inquiry on the tour about the financial -- a
financial plan and a business plan. I thought
those were excellent questions. I hope that
perhaps in that we could also have a copy of the
financial condition of the Town. You know, the
proposed budget, standing indebtedness, and are
you near the two percent cap?

Thank you.

SUPERVISOR JAMIESON: Anybody else?

Sheila, go ahead.

MS. KERN: Hi. Sheila Kern, Kings
Highway.

I have a lot of concerns but I'm going
to mention a concern that I think a lot of people
aren't thinking of, and that is the life of
synthetic turf fields.

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Alex, I know you pointed out that the seller is going to replace one of them, but to my understanding there's a total of three. So that means two synthetic fields will have to be disposed of. The cost, from what I understand in speaking to somebody at some company that removes waste, is that you have to find out the cost per metric ton that the County charges. So that's what we would be looking at disposing of.

And the expected life -- life expectancy of these fields is ten to twelve years. So since it opened six years ago, in just a very few short years we're going to be looking at a price tag to be disposing of these fields.

It's my understanding that you also need equipment to maintain the granules that are used to fill in the turf fields. So I just think that it's one other reason why we don't want to be getting into this venture.

And to me, a no vote means no, not at this price, not at this time. So maybe in a year from now when the price comes down to something maybe more at market value, then maybe I would vote yes. But at this point it's no. If anybody

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else feels that way, if you think it's too high
but maybe you want it, I say vote no and let's
revisit this in a year from now.

Thank you.

SUPERVISOR JAMIESON: Anybody else?
Spencer.

MR. EFFRON: Hi. My name is Spencer
Effron, I live in the Sugar Loaf part of Chester.

I'm not in favor of this whole venture
but I have one question. There's four
communities -- there are four schools in the Town
of Chester. You have Warwick, you have Monroe,
you have Chester and you have Goshen. What does
these fields -- I'm only going to talk the sport
part, the little league part. What makes anyone
think that owning this property is going to get
your kid -- your daughter played softball here.
My children played in Warwick because that's
where their friends went to school. The same
thing on the other part of town. If you live in
the Monroe area, your kids are going to be
hanging out in the Monroe area. You're not
coming here for any sport at all. Maybe during
the summer program they may come but not the

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little league, not the softball. After school, if there's a lacrosse it's going to be with your schoolmates. There's more stuff.

But thanks very much. Have a great day. Vote no.

SUPERVISOR JAMIESON: Yes, ma'am. Go ahead.

MS. GRAHAM: Hi. Maryanne Graham, I live on 26 Rachel Drive.

My question is, and maybe it's been asked before, one of the reasons they say the mission/purpose of this purchase is to prevent the misuse of property by alternative buyers. First of all, that's a real general statement. I would like to know who the alternative buyers are that you think would misuse it.

Second of all, isn't that what zoning laws and regulations are for, to prevent misuse of properties and that type of thing?

And if that's the case, we have to buy a piece of property to prevent misuse by alternative buyers, we could wind up buying a lot of Chester up. There's all different places that are closed and everything and their owners may

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THE ROCK

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decide to put them up for sale. Are we going to
continue just to buy properties to prevent
misuse?

SUPERVISOR JAMIESON: All right.
Anybody else?

MR. NESKE: Frank Neske, Black Meadow
Road.

I'm not here to say whether I'm liking
it or not liking it. The question I have is do
we have a contingency? Let's say we buy it and
in two years it does not work, like other towns
have had buildings that didn't work out. Do we
have a walk-away plan? Are we going to be able
to sell it at that fair market value that we are
paying? There's got to be options to walk away
from something that we're getting into that may
not be a business but technically it really is a
business. We have to have some sort of escape
clause because it may work, and you can't stop
progress, and God bless if it works. That's good
for the Town. Unfortunately our taxes will go
up. You can't stop progress.

My question is if it does become
unfeasible, what is our walk-away plan?

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SUPERVISOR JAMIESON: Sir, you were next; right? Go ahead.

MR. McKEON: Mike McKeon. A few questions I wanted to bring up, and I'm going to be more oriented towards the financial side of it. The question really is who benefits from this sale at 3.5 million dollars? 3.3, 3.5, whatever the final amount is. It's not the people of the Town. It's the seller benefits and the broker who arranged this deal benefits. So in real estate there's anywhere from 2 percent to 5 percent on a commission, and at these numbers, again adding on to what Pat said before, it just wreaks of impropriety when you have a board member that could walk away from this deal with 175 grand in his pocket.

The second thing is is that total cost venture, expounding upon what Sheila asked about with the turf fields. Well if anybody went on the tour, either the first or second night, and saw the whole inside, it's not user friendly from the standpoint of say adding a basketball court or a volleyball court. Resurfacing, flooring costs, et cetera. On top of the flooring costs

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there's costs of removal, dumping, et cetera. So again, add that to removing this property from the Town tax roll.

My question directed to the Board is is the property over on Kings Highway, 91 acres on Kings Highway that was bought for about 4.5 million dollars a few years ago, 2005, is there any deed restrictions on that land that we know of that are evident?

SUPERVISOR JAMIESON: Yeah.

MR. McKEON: There is. So that's a total open space project?

SUPERVISOR JAMIESON: We can't put anything there in that open space.

MR. McKEON: Perfect. All right.

UNIDENTIFIED SPEAKER: That was a great purchase, by the way.

MR. McKEON: I'm sorry?

UNIDENTIFIED SPEAKER: I'm kidding.

That was not a great purchase either.

MR. McKEON: Besides the point. I was curious if there was a deed restriction.

And again, the bottom line is it's -- it says we're not in the business of running a

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THE ROCK

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center. I totally understand that. But again, if there is -- if you're not in the business of running a facility like this, you shouldn't be in the business of considering buying it because the overhead and expenses that you guys are going to assume will far outweigh the potential revenue derived from an expansion of a summer camp or an expansion of a senior program or whatever. That's all good and great in a place where you don't have to consider expenses.

So again, I come more from the kind of leading to what Sheila say; no, not now.

Any property that's, you know, for sale over and above it's assessed value -- I would love for the Town of Chester to come to my house and give me over and above my assessed value.

Thank you.

SUPERVISOR JAMIESON: Anybody else?

Go ahead, Mary.

MS. LUCIANA: Mary Luciana, Village of Chester.

I keep hearing about this price and I'm just curious if you can address it tonight. Is that a set price? What I'm hearing is a lot of

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THE ROCK 18

people seem to be concerned about it being over the assessed value. Are you still in a negotiating part that that could be changed?

SUPERVISOR JAMIESON: Spencer, go ahead.

MR. EFFRON: Is this only a question session or is this a question and answer session?

SUPERVISOR JAMIESON: You know, I mean I could answer a lot of these question but the problem is that if I skip a question, then it's going to be well you don't have an answer for that, you have an answer for this, and we could be here all night.

MR. EFFRON: I just asked the question --

SUPERVISOR JAMIESON: The October 6th meeting, the meeting next week, every one of these questions that I'm writing down now that I'm going to watch on videotape, I'm going to have answers for every single one of these questions.

Anybody else?

Go ahead, Brian.

MR. LEENTJES: Brian Leentjes, 366

Bellvale Road.

I just wanted to say, when I do my business I do the simple math. If the simple math works by twenty or thirty percent, whatever I put on that tag, I go ahead and move forward. I'm asking, begging you guys to do the simple math on this project. At a first glance and looking at it the way it stands right now, I just don't know if there's enough value for the whole Town.

I look at the town hall, I look at the 91 acres sitting over there. We have a great sleigh riding hill. We spent 4.5 million dollars for that. It was a vote that was thrown in there, promoted and approved. Got nothing to say about that. That's the justice -- the system here.

But I want you to make sure you do the simple math, that you answer all the questions that were asked in The Chronicle and everywhere else as far as numbers.

Who is running this facility? Who is going to be in charge of making sure that all of the amenities are kept up? And what is the

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THE ROCK 20

upkeep on those?

So please, please, pay attention to the numbers before you make any move.

I would say postpone -- there's always other opportunities. I've learned that in my life. I missed some things that I wanted to move on and I passed up. So that's all I'm asking is that you really look into it and study it.

Thanks.

SUPERVISOR JAMIESON: Hi, Bill.

MR. TULLY: Thank you. My name is Bill Tully, I live in Surrey Meadows in Chester.

The 3.2 million, does that include the interest?

SUPERVISOR JAMIESON: No. That's the purchase price.

MR. TULLY: So what is the total price of the purchase and the cost of the bond?

SUPERVISOR JAMIESON: I can get that for you. I don't have that.

MR. TULLY: Roughly. You're here in business. You're a bond man with the bank.

SUPERVISOR JAMIESON: The interest rate on this bond is going to be 1.35 percent. That's

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what the interest rate --

MR. TULLY: What does that come out to
in numbers?

SUPERVISOR JAMIESON: Thirty years.

UNIDENTIFIED SPEAKER: Is that fixed?

SUPERVISOR JAMIESON: Fixed. So that's
what we're looking at. I only can tell you what
that is per year.

MR. TULLY: Another million?

SUPERVISOR JAMIESON: Hold on a minute.
If you want me to do a quick calculation. It
comes out probably -- I'm doing this on paper.
It comes out to about 4.5 million, 4.6 million.

MR. TULLY: And it's close to 3.2?

SUPERVISOR JAMIESON: Yes.

MR. TULLY: Thank you. I appreciate
knowing about that today and not as opposed to
the real cost.

SUPERVISOR JAMIESON: Go ahead, Bob.

MR. MORAN: I hesitate to give my name
because I was told before I left my house not to
get myself in trouble. I feel compelled to come
up here and ask a few questions.

SUPERVISOR JAMIESON: Mr. Moran, go

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ahead.

MR. MORAN: My name is Bob Moran.

I was here earlier at one of the other meetings. What I asked for was accuracy in the information that's in the paper concerning this purchase. One of the articles I saw stated that there were five fields in Frozen Ropes. You can take an aerial Google map of it. I'm not an expert at this but it looks like there's three. There's a synthetic little league field or softball field, there's a major league baseball field and there's a grass little league field. The paper was misleading in stating that there were five fields. They could have stated also that there was a soccer field, a lacrosse field, a field hockey field, because you could adapt that property to accommodate those sports. The reality is there's three fields. So I ask that the Town Board, if there are any misstatements in the paper, to make sure the public knows the correct information.

The same --

SUPERVISOR JAMIESON: I want to correct you for something.

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MR. MORAN: Okay.

SUPERVISOR JAMIESON: There are five softball fields there. There are five. There's one right by the parking lot.

MR. MORAN: I think my question would be what is the definition of a field, because if you have a grass football field and go out and place four bases on it, that doesn't make it a baseball field.

SUPERVISOR JAMIESON: When they run a softball tournament there they have five games going on at the same time.

UNIDENTIFIED SPEAKER: We're not going to use it for running softball.

MR. MORAN: The point is accuracy. The point is that when -- the Supervisor is stating there's five fields. Does that mean that there are foul lines on each field? That there's a pitcher's mound that is the correct height? That the bases are anchored? That there are base paths? Because like I said, you could have a football field and if you go and place home plate and the three other bases, that doesn't make it a baseball field. It's still a football field.

1 The public could be deceived in that they're
2 being told that there's five fields, which Alex
3 still insists or is saying there are. In my view
4 there's not. People could take like a Google map
5 of the place and look for themselves, because in
6 my view, just because you put four bases out on a
7 grass field, that doesn't make it a field. But
8 that was one thing.

10 The other thing is that in the same
11 article I believe it stated that the seniors are
12 going to use it. I'm saying well maybe they're
13 going to play softball. Maybe they're going to
14 walk around the track, you know. I took the tour
15 to be fair, and the tour was very good. It was
16 very well done. But the reality is I don't see
17 what the seniors would want to use that for other
18 than maybe to go watch their grandchildren play,
19 or maybe, like I said, to walk around the track.
20 The way it is currently configured, like I said
21 the article stated, and I believe a lot of people
22 probably read the same article, it was in The
23 Record, whether the seniors are in favor of using
24 it. I don't know what that actually means but
25 maybe the Town Board could clarify it.

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THE ROCK

I told you my family said don't start talking. There's a couple other things. One of the other people mentioned it.

I don't believe that the Town should be in the business of providing a service for our residents whose children need to be occupied while the parents are working in the summertime. It's one thing to have a park and rec program, which is great as it is. The children are dropped off I think sometime around maybe 8:45 and they're finished at 2:30. I would wager that most of those children at that point are ready to go home, you know. They've expended all the energy that they have had for the day and they're ready to either go play video games or jump in their family's pool or just chill out. The reality is a lot of the reasons I believe the Town is looking at doing this is to provide a service that essentially is allowing residents who work to have a safe environment where their children can be dutifully watched over until they come home. I don't believe that that should be the function of our Town, especially when it's going to cost us 3.3 million dollars. As it is,

1 the rec program now is at the Academy. The
2 Academy, for the purpose of the rec program, have
3 all of the outside -- obviously they have grass
4 fields, they have two large parking lots where
5 the children play, they have a gymnasium, they
6 have an auditorium, they have a cafeteria, they
7 currently use four classrooms. That is what is
8 available for the Academy. Should it rain or if
9 it's too hot out, they have all of those indoor
10 facilities. I wager how you would compare that
11 facility to what Frozen Ropes has. It's one
12 small building that has a playing field that is
13 smaller than the gymnasium alone in the high
14 school.
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16 The other thing is that -- I don't know
17 if this was considered but I know that the astro
18 turf gets much hotter than a normal grass field.
19 The hottest portion of the day is when? Between
20 2 and 5 in the afternoon. Are you going to allow
21 children to be out there, running around in an
22 astro turf environment during the hottest part of
23 the afternoon without -- I don't know how you
24 would prevent heat exhaustion. It's just not a
25 good idea. They should have a facility where

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they can come inside where it's cooler, if it's raining where they could be out of the rain and it's a safer environment. Like I said, in the Academy they have the gymnasium, the cafeteria, the auditorium. If it's really a bad day they can show a movie. There's no facility like that at the Frozen Ropes.

But like I said, I'm an anonymous person here tonight. I don't want to get in trouble when I get home so I'm going to deny I ever got up if anybody says anything.

I appreciate the ability to speak.
Thank you.

MR. LODI: I'm Joe Lodi from Surrey Meadows also.

I'm for this. I am. We struggle with gym time. We struggle with field time. I think it's a great idea. I don't know what the price is. I don't know if it's negotiable. I'm not sure where we're at with that. There's some really good ideas here. I'm for it. I am. I just want to say that. I'm for it.

Thanks.

SUPERVISOR JAMIESON: Anybody else? Go

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ahead.

MS. KINYONAS: Lisa Kinyonis, I live in Lake Hill Farms. I'm a little embarrassed to admit I'm a little late to the party in reference to all the information that's been going out about the purchase. But just sitting here, in addition to the cost of purchasing the facility, if it is going to be run how ever the plans are being run, I'm just curious as like insurance costs and costs of whoever is going to be employed there. I'm assuming that the Town, because the Town is running it, is employing the people and the cost of their salaries and how that's all factored in to maintaining the facility. The insurance for them and really kind of -- again, that just continues to add to the cost of the project. I really -- like I said, I'm late in getting all the other information. I haven't read the articles yet. But that's just something that came to me while I was sitting here.

And somebody did mention -- you know, I know there are a lot of kids in the district. I do have to say that the woman mentioned about,

1 you know, we tend to stay where your school
2 district is. Unfortunately being in Lake Hill
3 Farms we are kind of in that category of we
4 belong to Chester but our kids go to Monroe-
5 Woodbury. We were shut out of the summer
6 programs over at Smith Clove because we're
7 Chester residents. To send my kids to the
8 Chester camps where they didn't know anybody, it
9 was a tough spot to be in. So with the different
10 school districts, you know, taking that into
11 account. Unfortunately you do tend to go where
12 your kids' friends are in reference to just who
13 is going to be using the facility.

14 Just the insurance and the employees
15 and the insurance for them. That's just
16 something that occurred to me sitting here.

17 Thank you.

18 SUPERVISOR JAMIESON: You're welcome.

19 Mary, go ahead.

20 By the way, we do have -- ma'am,
21 there's two flyers that we have. What you can do
22 is take -- one is up here and I think we printed
23 out another one. I'll get one for you. That
24 answers some of the basic questions that a lot of
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people have. At least it will get you up to speed.

MS. LUCIANA: I'm a little confused with some of the things I'm hearing. All I keep hearing is that people seem to be thinking that this is just for kids and a summer camp. When I first read about this, one of my first thoughts were that there's always concern about money. I'm for it. I understand, but there's things I think that could happen with this site that I don't hear.

There is nothing for adults in this Town. You have a wonderful children's program. There is a senior citizen center. But what do I do here in the Town? There's no exercise classes, there's no -- other towns -- Blooming Grove has all these wonderful programs through the park and rec that are also for adults. We -- at least not that I'm aware of. I know there's softball and baseball during the summer. During the winter months -- and my thoughts were that I thought we were going to be using this building so that we could also be getting programs for all ages. So I'm just concerned that -- and I don't

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know if that's getting out to the public, that if it's spending 3.5 million dollars to make the summer camp program larger, it doesn't seem like that's a good idea if that was the only thing. I think it needs to be discussed what other things this would be able to bring to us.

The one thing is I do disagree with Mr. Moran. We're the same age kind of. Back in the day when we were raising our kids we didn't, most of the time, need full-time daycare and one of us were home. I have three children who all have children and it's unfortunate that nowadays that's a rare event to have somebody home. So other towns do have programs. There's before-school programs, after-school programs so that the children of our community would have a safe place to be. I'm not saying any of this should be free. You know, they have to pay for childcare. I know it's very hard to get from my own experience. So I think that this needs to be talked about in an expanded thing of just not for a summer program, unless that's not what your intention is. To clarify that.

SUPERVISOR JAMIESON: Go ahead, Tracy.

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TRACY: I wasn't going to ask anything.
A couple things came up.

Just for clarity, you said there's mis-
information out there. I'm hoping at your next
meeting you can explain more about the non-
compete, if it's a clause, if it's an agreement.
What exactly does that mean? How does that
restrict the Town as to future uses?

UNIDENTIFIED SPEAKER: We can't hear
you.

TRACY: I'm sorry about that. I just
wanted more clarity on the noncompete issue as to
what exactly that entails. Is it simply they
don't want you to sell it to a competitor or are
they talking about your uses that you do that are
not going to compete with them? Clearly there
will be.

The other thing was the mention --
everybody is talking about the budget. I see
here that at the next meeting you're going to
outline that. I have a procedure question as far
as when is it that you have to adopt next year's
budget versus the vote of this, because --

SUPERVISOR JAMIESON: Right. There's a

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three-step process with the budget. There's a tentative budget, which is what we call a wish list where all departments come in and wish -- you know, the highway wishes for brand new trucks, a new fleet and everything else. That's the tentative budget. That has been to be filed by this Friday. Then there is -- then after we go through, we cutback, there's a proposed budget that is -- that has to be in by, I think November is the next -- I'll give it to you right now. So between -- before the 30th the tentative budget, which I just explained, has to be in. Then what I do is I do a preliminary budget which is where I make all the cuts and everything else and get the budget where it's under the tax cap and things. That budget has to be in by the middle of October. And then the final budget gets adopted and sent to the State the middle of November.

TRACY: The reason why I asked that question was that as far as I understand about budgets, you kind of have to budget what your expenses are going to be next year. So if this vote goes through, how are you going to -- or not

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go through --

SUPERVISOR JAMIESON: I'll explain that. That I'll answer because -- next week -- all right. The tentative budget is done. It's already done. By next week the preliminary budget will be done with all the expenses, the cost of the building, all the extra expenses, maintenance, whatever there is associated with the building. All funds and costs will be in there so that when I propose the budget and I show everybody that your taxes aren't going up in 2017 and that will remain underneath the tax cap and everything else, that that will be the answer for that. For instance, now if it gets turned down, then I'll just take that all out of the budget.

TRACY: That's why I just wanted to know about the timing.

Then I'm just looking ahead at the meeting agenda that's happening after this decision. I see here that you're going to adopt a bond resolution, or I guess vote on a bond resolution for purposes of putting this on the ballot.

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SUPERVISOR JAMIESON: Right. What happens is with the Board of Elections we have to give them the specifics of what the voters are going to be voting on. So what we have to do is we actually have to vote on a bond resolution subject to peripheral referendum and approval by the voters. But you have to vote for it so that you can put it on the ballot for the vote. But it's all subject to, you know, the voters on election day.

TRACY: Okay. So just for clarity, an earlier question about the price, that will be reflected in this ballot?

SUPERVISOR JAMIESON: Mm'hm'. The cost and everything else. Yup.

TRACY: Thank you.

SUPERVISOR JAMIESON: Yes, Sheila.

MS. KERN: One last question. On the referendum, on the ballot, will it be on the back of the ballot or the front?

And secondly, is it going to say the amount of interest that will be paid? So in addition to the 3.3 million?

SUPERVISOR JAMIESON: That's a legal

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question. That's a legal question. We haven't sent it to the Board of Elections yet. I think on the ballot they basically -- the Town could borrow 3.3 million dollars to purchase The Rock facility.

MS. KERN: I think like in full disclosure it should say -- you know, if we're talking -- so did you say --

SUPERVISOR JAMIESON: That's why I didn't want to answer questions. You're asking me about a math question and I'm doing math on a piece of paper.

MS. KERN: 30,000 a year --

SUPERVISOR JAMIESON: Whatever.

MR. KERN: -- times thirty years. I think that's such a significant amount of money that it should be included in whatever it is that we're voting on because that could be more than the actual -- I don't know. I can't do the math. But it's a significant amount of money that I think it should be included in whatever wording goes on the ballot.

SUPERVISOR JAMIESON: Whatever wording that the Board of Elections asks for is, you know

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-- I'm not going to hide nothing. On October 6th we'll have all those figures so everybody will see them.

MS. KERN: Okay. Thank you.

SUPERVISOR JAMIESON: Yes, ma'am.

MS. SHAY: I'm sorry. I'm Jean Shay.

I'm getting more confused because I've read the papers and I've gotten some information. Like Bob, I'm not sure if all the information is accurate or not. But when you're speaking, and you just said this is the purchase price, when we vote on it are you going to also include the amount that it's going to cost every, you know, year for the maintenance, for the new employees, for the programs you're running, or do we have a plan for the different programs you are running? Is that planned out already or -- I mean the only thing --

SUPERVISOR JAMIESON: The referendum is going to be a vote to purchase the facility. The other stuff that you're talking about is all going to be done in my presentation on the 6th, which will be included in the budget, which will include the maintenance, the salaries and

1 everything else. Any employees we're thinking
2 about hiring, part time or whatever.

3 MS. SHAY: So that will also include a
4 plan that you have for how you utilize the
5 facility, the various --

6 SUPERVISOR JAMIESON: On October 6th
7 we'll have a whole plan of telling everybody. To
8 Mary's delight there will be a whole list of
9 senior and adult activities and a whole list of
10 everything that we're looking into.

11 MS. SHAY: Thank you.

12 SUPERVISOR JAMIESON: Yes, sir. Go
13 ahead.

14 MR. FERUGI: My name is Mike Ferugi, I
15 live on Black Meadow Road.

16 Just now you said something about the
17 preliminary budget is done and completed, filed
18 and that if this gets voted down you're going to
19 pull it out of the budget. I want you to explain
20 more on the 6th if you're going to pull that out
21 of the budget, it seems like it's a significant
22 number, my taxes should go down, right, if we
23 vote no? You said you're pulling it out of the
24 budget.

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SUPERVISOR JAMIESON: Your taxes are going to go down whether you vote no or yes. I'll tell you that.

MR. FERUGI: From what you just said, from what you just said, it's going to be -- you said it's already in the preliminary budget. I don't want to argue the point. Answer it on the 6th.

SUPERVISOR JAMIESON: The preliminary budget has got to be filed by Friday.

MR. FERUGI: All the expenses of running this place, the turf that everybody's saying, is in that budget?

SUPERVISOR JAMIESON: Not yet. Not yet. It's not done yet. I've got until Friday.

MR. FERUGI: Isn't that what they just told you guys, it was in the budget?

SUPERVISOR JAMIESON: It's going to be in the budget but it's not filed yet.

MR. FERUGI: So it's in there. We vote this down as a Town, which obviously I want to vote it down, I think it's a bad decision. 3.3 million dollars. Give me 1 million dollars and I'll hire local contractors with 10918 zip codes

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and we'll put an addition on this place that will make your head spin. 3.3 million, no.

What you just said, though, is the budget is already made. If you back it out of the budget my taxes go down even further if they're going to go down either way. So if it's not in there it will go down even further. That's a significant number. So explain that number to us on the 6th.

SUPERVISOR JAMIESON: I will.

MR. FERUGI: Thank you.

SUPERVISOR JAMIESON: All right.

Anybody else?

MR. TULLY: Just one more question.

Maybe two.

SUPERVISOR JAMIESON: Sure, Bill. Go ahead.

MR. TULLY: When you put in the tentative budget you have to put in the principal and interest?

SUPERVISOR JAMIESON: Yes.

MR. TULLY: You have that?

SUPERVISOR JAMIESON: That's in there.

Yup. That will be in the tentative budget, the

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principal and interest.

MR. TULLY: Will we be told -- let me back up. Will these questions be answered at another meeting sometime?

SUPERVISOR JAMIESON: Next Thursday.

MR. TULLY: Next Thursday. And all that information for the interest and what not?

SUPERVISOR JAMIESON: All the information. The number that's going to be -- Bill makes a good point. The number that's going to be in the budget for the cost of the building is going to include the principal and interest of the building. So it's not going to be, you know, where we take 3.3 million and divide it. The budget number -- there's a number that's in the budget, principal and interest, and what the payment is going to be on a yearly basis for the Town.

UNIDENTIFIED SPEAKER: The maintenance and new hires?

SUPERVISOR JAMIESON: Yes. That will be in the budget, too, as well.

MR. TULLY: That's not part of the total expenses.

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SUPERVISOR JAMIESON: Right. No.

MR. TULLY: Just to be clear there.

SUPERVISOR JAMIESON: Yup. And we'll put that up on the screen. I'm going to get -- I haven't asked him yet. Don Serrota who actually works for the Planning Board is actually going to help me do the screen. I'll pinpoint areas in the budget where all these numbers go and come from so everybody can see the whole entire Town budget if you want to. I'll show you exactly specifically where -- if there's any increases, where the increases are and what they are.

MR. TULLY: Okay. When will you put in the ballot, the total? That should be included. The cost should be included.

SUPERVISOR JAMIESON: Right.

MR. TULLY: You just can't ask the people -- I mean there are a handful of people here compared to the whole Town. They're not getting the same information they're getting.

SUPERVISOR JAMIESON: Right.

MR. TULLY: So that should be in the ballot that the total cost of this project that you're voting on today is XXX.

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SUPERVISOR JAMIESON: Okay.

MR. TULLY: Okay. Thank you.

SUPERVISOR JAMIESON: All right. Oh, Vince. I'm sorry. I didn't see you there.

MR. FINIZIA: Vince Finizia. I'm sorry I'm late.

I have to go back on a Zoning Board question. Is the \$10,000 bond, and I apologize about this, I guess you approved, was that the correct one, the cash bond?

For those of you that don't know, I'm the Chairman of the Zoning Board. There was a question of this bond. It wasn't the correct one I was told.

SUPERVISOR JAMIESON: We're going to get to that. We haven't gotten to that yet.

MR. FINIZIA: I'm sorry, everybody. I thought you were in public comments. I apologize, everybody.

While I'm here, are we not contemplating or are we contemplating additional appraisals, another one or two? Is that a thought or --

SUPERVISOR JAMIESON: We haven't

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discussed that.

MR. FINIZIA: Thank you very much.

Sorry, everybody.

SUPERVISOR JAMIESON: Anybody else?

Go ahead, ma'am.

UNIDENTIFIED SPEAKER: When you have the appraisal done and it came up with a certain amount of money, I was very curious because we didn't seem to take into account -- we paid for this appraisal but it didn't seem that we gave it any reality because we offered much more for the property than the appraisal said. Then I read in the paper that you offered the price and then a field came in that the field was in disrepair, so they were going to fix it. So then that would cost \$450,000. So if they added that to what we offered, that would bring it more up to the price that we offered -- or to the price that the appraisal came in at. So I just wanted you to clear that up.

SUPERVISOR JAMIESON: That's close.

That's close. That's pretty good that you got that from the paper. That's close. What basically happened is in the appraisal they

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depreciated, and I spoke to the appraiser about this. We'll have all this information on the 6th as well. The appraiser depreciated \$400,000 for the turf field -- for the brown turf. There's two colors, green and brown. The brown turf, it's obviously used more because it's the pitcher's mound, the batter's box, the bases. They are repairing and replacing all brown turf on all the fields, on all -- well, on all of the four fields that are there that are turf fields. There's a dirt field on the other side. They're replacing the dirt. With that I have an agreement with -- that Abtee has, I'm going to -- I'm sending that to the appraiser. The appraiser is going to do an addendum to bring the appraisal up to, I believe it's 3.23 or something like that.

UNIDENTIFIED SPEAKER: For my clarification, when was actually Frozen Ropes open?

SUPERVISOR JAMIESON: 2010.

UNIDENTIFIED SPEAKER: Okay. So the average field is supposed to last ten years you said?

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SUPERVISOR JAMIESON: We'll get that,
too.

UNIDENTIFIED SPEAKER: This is only
2016.

SUPERVISOR JAMIESON: It's ten to
twelve years. Ten to twelve years.

UNIDENTIFIED SPEAKER: But it's six and
now they need replacement, and that's half a
million dollars.

SUPERVISOR JAMIESON: That's why
they're being replaced.

UNIDENTIFIED SPEAKER: But the point is
if it's not going to last that long --

UNIDENTIFIED SPEAKER: We should use
six years in the Town's projection, not twelve
years is what she's saying. It's going to change
the budget numbers. Good point. Great point.

SUPERVISOR JAMIESON: Anybody else?

(No response.)

SUPERVISOR JAMIESON: All right. So
we're done with this section. Just so everybody
understands once again, there's a couple of
things that we have -- that we did from the
Town's standpoint to give you a backtrack of the

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history of what's been going on. We also have on a couple of our websites, on Facebook it has also a couple of questions that were already answered. You know, you mentioned the paper and stuff. The paper, once again now they ran the new article saying do you agree the Town should buy Frozen Ropes. I don't know. From the first date I started this I made a mention that we're not buying Frozen Ropes, we're not buying the franchise, we're not going into business to compete with Frozen Ropes. But somewhere along the line it doesn't seem to sit with people.

Anyway. So -- go ahead.

UNIDENTIFIED SPEAKER: One quick question. If part of the use of the fields -- let's say the field is not a potential senior citizen, et cetera, classes and so forth. Is there a potential that we could have travel teams come and play on these fields? Or are these fields strictly for the residents of the Town of Chester?

SUPERVISOR JAMIESON: The fields are going -- well, there's twofolds. There's going to be opportunities for other things to happen.

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We're looking -- you know, there's going to be basic tournaments that we're looking to do that we work with the schools and everything else.

For instance, I'll give you an example real quick. The school plays in a tournament where they play with Goshen and Warwick. That tournament has been held at the schools. The schools actually in Chester just approved a bond for 2.2 million dollars to fix their baseball fields up. Those fields are not going to be in use. That would be an opportunity for us to do. Men's softball leagues. I can give you a list.

UNIDENTIFIED SPEAKER: Using the one example you just used, the Chester field is being repaired. That's two years it's going to take to repair it. Once it's repaired then it goes back to being played at the high school, not at our fields. That's the A part.

My question was will travel teams be allowed to come? You know, Warwick soccer -- I'm sorry. Warwick baseball, or lacrosse, or Chester travel lacrosse. Are they going to be able to play on these fields?

SUPERVISOR JAMIESON: It all depends.

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UNIDENTIFIED SPEAKER: On what?

SUPERVISOR JAMIESON: Well it all depends on what they're doing. I mean if you're asking us if we're going to go running softball tournaments. No.

UNIDENTIFIED SPEAKER: Would you allow travel teams to play on the fields? That's what I'm asking.

SUPERVISOR JAMIESON: No.

UNIDENTIFIED SPEAKER: No, because that's in competition with The Rock.

SUPERVISOR JAMIESON: Exactly.

UNIDENTIFIED SPEAKER: Okay.

SUPERVISOR JAMIESON: It's not the -- listen, it's not the Town's intention to run softball leagues and softball tournaments. We're not doing that. This is going to be a facility used by Town residents for Town residents only. Just like, you know, we used the park. Just like, you know, people use our pavilion to rent out. This facility is just going to be used for Town residents, and it's going to be used for all residents, not just kids to play little league.

Next week I'm going to give you a whole

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list of all the things we've come up with that we're going to be doing inside. It's going to be a twelve-month-a-year facility. It's not going to be shutdown at certain times and closed at certain times. We're going to have activities for not only the kids. I mean we've beaten to death the whole thing about the summer camp and everything else, so I'm not going to get into that. The place is going to be used for adults. There's going to be seniors, there's going to be -- and it's not going to be a closed door situation. If some parent calls me up and says you know what, there's not really much going on for my seven and nine year old. What would you like to do. Well you know they used to be able to go over here and do dodgeball. Guess what, Monday night, come in, just like people use the senior center now, they come in, they fill out the calendar. That's what we're going to do. So guess what. If you want to book every Monday night where your kids come over and does dodgeball, that's what's going to happen. If a kid walks off the field -- if a kids goes to his mother and says, or a father calls me up and says

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hey, by the way, you know what, my son and four of his friends or ten of his friends, we're going to take over, can they come over and play baseball one night. Sure. We turn the lights on, they play baseball. It's a recreational program for all our residents. There's no limit on what is going to happen and what's not going to happen there as far as our residents are concerned. That's basically it.

So I'll answer, as I said, all the questions that everybody has tonight and in the last few meetings. We're writing them down. I'm going back on the video camera. I'm not going to miss one. All your financial questions will be answered.

Sir, go ahead.

MR. MUSCO: I have a question about the math with the fact that the surface --

SUPERVISOR JAMIESON: I'm sorry. You've got to come up and give your name.

MR. MUSCO: John Musco, Vincent Drive. So the surface of the astro turf is only -- has only gone six years so now the seller is going to have to replace that. Is the seller replacing it

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with their own money or is it a warranty thing?
The way I understand it, I know a little bit
about it, and that is a lot of times they're
having problems with the surface not exceeding
their --

SUPERVISOR JAMIESON: With him it's a
warranty issue.

MR. MUSCO: So it's a warranty. So we
don't have to factor in the fact that -- because
it has only lasted six years, we don't have to
factor in six years because if it only lasts six
years the warranty will pay for that. It's
supposed to last ten to twelve years.

SUPERVISOR JAMIESON: Right.

MR. MUSCO: So if it doesn't then the
manufacturer will replace it free of charge.

SUPERVISOR JAMIESON: The other thing,
too, and I'm going to answer this last question
too regarding the turf. The turf -- let's say a
section needs to be taken out. The whole field
does not have to be ripped out. Turf fields are
built where you can patch them in. If all of a
sudden the shortstop spot is being worn out, you
can just cut a ten foot by ten foot area and

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replace it. You don't have to rip up the entire field.

MR. MUSCO: So if --

SUPERVISOR JAMIESON: People are saying, you know, whatever.

MR. MUSCO: So if we did purchase the site, it's going to have new turf. That will last for ten to twelve years. If it doesn't, the manufacturer, at their expense --

SUPERVISOR JAMIESON: We will have the -- we will have the warranty of the ten to twelve years for the new brown turf.

MR. MUSCO: So the budget doesn't have to say well it's supposed to be ten years but it's only five so we have to factor in five.

SUPERVISOR JAMIESON: Right.

MR. MUSCO: If it's only five, it will be warranted.

SUPERVISOR JAMIESON: Right.

MR. MORAN: If it was under warranty why does the price go up \$450,000?

SUPERVISOR JAMIESON: When they do the appraisal --

MR. MORAN: I think you said before,

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Alex, the price went up because --

SUPERVISOR JAMIESON: The appraisal was done -- the appraisal was done after this whole thing. So the appraiser, when he was doing the appraiser, depreciated the property not knowing that the new company was coming in to do anything. He looked at the property and devalued the turf \$400,000 before he knew that Frozen Ropes had an agreement to get the turf redone. So it was after the appraisal was done, and that's why we've got to get addendums and everything else from the appraiser.

MR. MUSCO: As luck would have it, I'm a commercial real estate appraiser. I'm not the appraiser. So what happens when you ask for an appraisal, you're saying what is the value of the property right now, the as-is value as of this date.

So the Town ordered the appraisal, said go out and appraise the property as of this date, and that's what happened.

SUPERVISOR JAMIESON: Right.

MR. MUSCO: As of this date he had depreciated the turf because as of today this is

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what it's worth. So what you're saying is that but no, something has changed. In a month or two or three, or how ever long it takes, now it's going to have new turf. So fast forward a month, now there's all new turf. Now you're asking what is the value of the property as of the new date with the new turf. So he didn't, you know, go up and then come back. He said this is what it's worth today. You're asking me to answer a question, what is this property worth today. Well this property is worth X today because it has old turf that needs to be replaced. The seller, not the buyer, is going to bear the cost. Actually the seller is not. The manufacturer is going to bear the cost. So that's what happens. Now you're saying okay, we've changed something. Something has changed. What's the property worth with the old turf, what's the property worth with the new turf. So the price doesn't get increased, it just gets -- you know, what happens -- what is the property worth with brand new turf.

UNIDENTIFIED SPEAKER: So the Town is paying for the upgrade.

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MR. MUSCO: No. The manufacturer is now. We are acquiring the property with brand new turf.

MR. FINIZIA: Only the infield.

MR. MUSCO: Whatever turf is under warranty.

SUPERVISOR JAMIESON: It's the track, it's the bases, it's the infield, it's home plate, the pitcher's mound.

MR. MUSCO: It's whatever has depreciated the property is now -- the new turf is going to appreciate it.

SUPERVISOR JAMIESON: All right. One last question then I've got to get on to my regular --

MS. LUCIANA: I just wanted to say when I went to buy a house, that wouldn't be necessarily the house I negotiated with him. I have to wonder why would we pay what the asking price was. Why didn't we negotiate a price lower as is usually the standard when you buy?

SUPERVISOR JAMIESON: Okay. I'll have all those answers for you next week.

UNIDENTIFIED SPEAKER: Is there any

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restrictive covenants given by the seller against the Town? Meaning if I sell this property to the Town of Chester you can do X but you can not do Y?

UNIDENTIFIED SPEAKER: Yes, yes, yes.

SUPERVISOR JAMIESON: Go ahead, Bill.
Last question.

MR. TULLY: Thank you. He said the town senior club, they'll not be part of the Frozen Ropes?

SUPERVISOR JAMIESON: Right.

MR. TULLY: So now as a use in buying this, you have the expense subtracted out the senior citizens use of the building.

SUPERVISOR JAMIESON: Okay. All right.

MR. TULLY: And -- okay. I said one more question.

SUPERVISOR JAMIESON: In doing so, we're going to close this session of the Town Board meeting out. I'm hoping that everybody comes back. I see a lot of new faces compared to the last meeting. I do hope everybody comes out on October 6th. I believe at the end of the October 6th meeting -- listen, I think that

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people -- that all the questions that have been asked here tonight and in the past will be answered. I think people will have -- I hope you have a satisfactory response to the answers and I think you'll be satisfied with the overall layout. And I think as time goes on, as we get more press from the Town Board here and out to the residents, I think the residents will see the, as I mentioned before, the positive effects that this building will have on our community.

I hope to see everybody on the 6th.
It's 7:00 next Thursday. I hope to see everybody there.

Thanks for coming.

(Time noted: 8:10 p.m.)

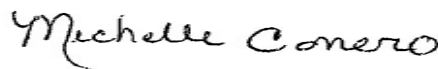
C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do hereby
certify:

That hereinbefore set forth is a
true record of the proceedings.

I further certify that I am not
related to any of the parties to this proceeding by
blood or by marriage and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 6th day of October 2016.



MICHELLE CONERO