

**TOWN BOARD MEETING
AUGUST 10, 2016
7:00 PM**

Supervisor Jamieson opened the meeting 7:05pm followed by a salute to the flag. Members present: Supervisor Jamieson, Councilman Brischoux, Councilwoman Smith, Councilman Valentine, Absent: Councilman Murray

Also present: Scott Bonacic, Town Attorney, Al Fusco, and Town Engineer

AUDIT OF CLAIMS

ON A MOTION BY Councilman Valentine and second by Councilwoman Smith to approve payment of the bills in the following accounts:

GENERAL FUND	\$ 106,689.95
GENERAL - PART TOWN	12,113.90
HIGHWAY – TOWN WIDE	8,521.38
HIGHWAY – OUTSIDE	157,725.47
FIELDCREST WATER	2,725.03
LAKE HILL FARMS WATER	3,178.83
SUGAR LOAF HILLS WATER	1,997.50
SURREY MEADOWS WATER	1,420.31
GARBAGE DISTRICT	47,421.40
TRUST & AGENCY	7,377.00
WALTON LAKE WATER	<u>1,119.64</u>
	\$ 350,290.41

VOTE AYES 4: Jamieson, Brischoux, Smith, Valentine

ADOPTED

EMERGENCY REPAIR ESTIMATE – LIBRARY BUILDING

Supervisor Jamieson explained that the last storm had caused some damage to the gutters, fascia and soffits at the library building and the building inspector called several companies for estimates. Precision Roofing provided an estimate of repair. He said the repairs were necessary to prevent more extensive damage to the building.

ON A MOTION BY Councilwoman Smith and second by Councilman Brischoux to approve the emergency repair to the library building by Precision Roofing in the amount of \$4,950.00.

VOTE AYES 4: Jamieson, Brischoux, Smith, Valentine

ADOPTED

POLICE DEPARTMENT RENOVATION

Supervisor Jamieson explained that the Town is okay with the bids for the HVAC, electrical, plumbing, but the low bidder for the general contracting was not able to get a performance bond, so all general contracting bids have been rejected. He said Al Fusco has created an addendum for a re-bid that the Police Chief has reviewed. It is expected to be ready to be voted on at the next meeting.

VOTE AYES 4: Jamieson, Brischoux, Smith, Valentine

ADOPTED

GARBAGE

A discussion was had on the current garbage contract. Supervisor Jamieson said it was for 3 years plus a 2-year extension at a great price. He said the landfill will no longer take electronics. The Town may decide to go out to bid for a new contract at the next meeting.

BUILDING MORATORIUM

Supervisor Jamieson said the moratorium will be put in place to protect the Town. Councilman Valentine said it should not affect any applicant that is currently in front of the Planning Board. He said there would be specs needed. Other Towns have passed exclusions for projects under five units or had conditional approval. Since there was a consensus, Supervisor Jamieson directed the town attorney to draft a local law for the Board's consideration.

SPECIAL DISTRICT PUBLIC HEARING

ON A MOTION BY Councilman Brischoux and second by Councilwoman Smith to set a Public Hearing for September 28, 2016 at 7 PM or as soon thereafter as the matter may be heard for property owners to comment on their property within Special Districts of the Town. Said public hearing will take place in the Town Hall, 1786 Kings Highway, Chester, NY. Motion carried 4-0.

VOTE AYES 4: Jamieson, Brischoux, Smith, Valentine

ADOPTED

JUSTICE COURT AUDIT

ON A MOTION BY Councilman Valentine and second by Councilwoman Smith to accept the Town of Chester Justice Court Statement of Cash Receipts, Cash Disbursements and Cash Balances for year ended December 31, 2015 with Independent Auditor's Report.

VOTE AYES 4: Jamieson, Brischoux, Smith, Valentine

ADOPTED

STANDARD WORKDAY RESOLUTION

ON A MOTION BY Councilwoman Smith and second by Councilman Brischoux to adopt the following standard workday resolution for all Town of Chester employees:



Office of the New York State Comptroller
 New York State and Local Retirement System
 Employees' Retirement System
 Police and Fire Retirement System
 110 State Street, Albany, New York 12244-0001

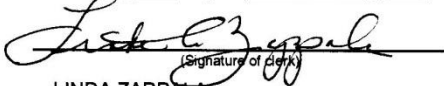
Standard Work Day Resolution for Employees* RS 2418

(Rev. 7/11)

BE IT RESOLVED, that the TOWN OF CHESTER, Location code 30466, hereby establishes the following as standard work days for its employees and will report days worked to the New York State and Local Employees' Retirement System based on the time keeping system or the record of activities maintained and submitted by these members to the clerk of this body:

Title	Standard Work Day (Hrs/day)
ASSESSOR'S CLERK	6
BENEFIT'S BOOKKEEPING ADMIN	6
BUILDING INSPECTOR III	6
CLEANER	6
CLERK	6
CLERK TO TOWN JUSTICE	6
DEPUTY TOWN CLERK	6
LIBRARIAN I	6

On this 16th day of August, 2016


(Signature of Clerk)

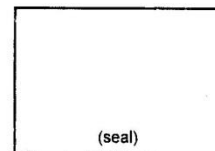
Date enacted: August 10, 2016

I, LINDA ZAPPALA, clerk of the governing board of the TOWN OF CHESTER,
(Name of Employer)

of the State of New York, do hereby certify that I have compared the foregoing with the original resolution passed by such board, at a legally convened meeting held on the 10th day of August, 2016 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

I further certify that the full board, consists of 5 members, and that 4 of such members were present at such meeting and that 4 of such members voted in favor of the above resolution.

IN WITNESS WHEREOF, I have hereunto
 Set my hand and the seal of the
 TOWN OF CHESTER
(Name of Employer)



*To be used for all employees. Please list Elected and Appointed Officials on the form (RS2417-A) Standard Workday and Reporting Resolution for Elected and Appointed Officials.

See Instructions for Completing Form on Back



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 New York State and Local Retirement System
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Title	Standard Work Day (Hrs/day)
LIBRARY ASSISTANT	6
LIBRARY CLERK	6
LIBRARY DIRECTOR I	6
PAGE	6
PARK ATTENDANT	6
RECREATION COORDINATOR	6
RECREATION DIRECTOR	6
SECRETARY TO SUPERVISOR	6

On this 16th day of August, 2016


 (Signature of Clerk)

Date enacted: August 10, 2016

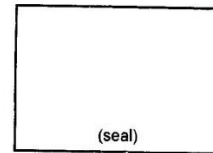
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Title	Standard Work Day (Hrs/day)
SECRETARY TO PLANNING BOARD	6
SENIOR CLERK	6
SENIOR LIBRARY CLERK	6
TYPIST	6

On this 16th day of August, 2016


 (Signature of Clerk)

Date enacted: August 10, 2016

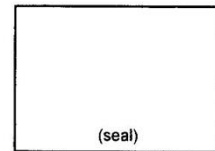
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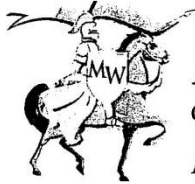
ANNOUNCEMENTS

Supervisor Jamieson announced the local registration dates scheduled to take place at Town Hall on Thursday, October 13, 2016 from 4-9pm and Saturday, October 15, 2016 from 1-9pm.

POLICE DEPARTMENT ACKNOWLEDGEMENTS

Supervisor Jamieson read into the minutes the following letter from the Monroe-Woodbury Central School District in acknowledgement of the Town of Chester Police Department and their involvement in the Community Awareness Emergency Response initiative.

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MONROE-WOODBURY
CENTRAL SCHOOL DISTRICT

Education Center, 278 Route 32, Central Valley, New York 10917

Elsie Rodriguez
*Superintendent
of Schools*

T: (845) 460-6200

F: (845) 460-6080

mw.k12.ny.us

July 15, 2016

Police Chief Daniel Doellinger
Town of Chester Police Department
1786 Kings Highway
Chester, NY 10918

Dear Chief Doellinger:

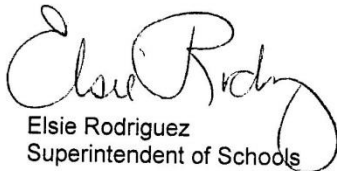
It is with a heavy heart that I write this letter after the recent tragedy in Dallas. The senseless death of five law enforcement officers and numerous injuries to others has compelled me to write and simply say how grateful the school district is for the sacrifices you make day in and day out to ensure the safety of our families and students in our schools.

This is a difficult time for law enforcement in our country and our hearts and prayers go out to all friends and family members of those officers who were injured or killed on July 7. This tragedy is a reminder to all of us that we must support each other and be grateful for each day.

Your attendance and active participation in the Community Awareness Emergency Response (CAER) initiative organized by Mr. Squillante is a shining example of how we are stronger when we work together for the good of the community. We look forward to continuing to partner with you as we prepare for the start of another school year.

Please accept my heartfelt gratitude on behalf of the Monroe-Woodbury Central School District and share my appreciation with all of your staff, as well.

Warm regards,



Elsie Rodriguez
Superintendent of Schools

Eric J. Hassler, Ed. D.
*Assistant Superintendent for
Curriculum & Instruction*

Patrick F. Cahill
*Assistant Superintendent for
Business & Management Services*

Harry LeFevre
*Interim Assistant Superintendent
for Human Resources*

Bhargav A. Vyas
*Chief Information
Officer*

WATER DEPARTMENT REPORT

Supervisor Jamieson reported that the water department processed and distributed 8,000,000 gallons of water in the month of July. They reported to have assisted the highway department with a drainage problem on Birch Drive in Walton Lake Estates, and assisted the Moodna Sewer Commission with a force main break at Camp Monroe, as well as assisted with some building renovation work at the Town Hall. He said they were awaiting results of the recent OCDOH inspections of all the water districts.

MILITARY DEPLOYMENT

Supervisor Jamieson read the release concerning Orange County's policy with regard to military deployment of personnel. The County extends certain benefits and comp time to personnel on active duty. He said the Town has made up the difference in the past, with regard to salary. Councilman Brischoux said that is the Town's past policy has been to supplement, then he thinks we should do so in this case. Councilwoman Smith said she agrees we should continue to do as we have. Councilman Valentine said he favors compensating to whatever extent allowed. Attorney Bonacic is to review the matter and advise the Board.

TOWN BOARD COMMENTS

Councilman Brischoux reported that Highway Superintendent LaSpina is happy with the new mower, that allows sight distance at corners.

Councilman Valentine asked how payment would be made to Al Fusco concerning the Greens of Chester. Al Fusco answered that they would have to pay planning board fees and any inspections fees for work done on town roadways, and post bonds for same. He added that the section of private roads is questionable. Supervisor asked when the next meeting will be? Attorney Bonacic said there has been no other meeting planned.

Councilman Valentine asked about the request from the owner of property on Hambletonian Ave. to be left out of any moratorium. Al Fusco said the project is supposed to be mostly market rate senior housing.

Councilwoman Smith asked the status of the Ashford open space deed. Bonacic replied that the deed would be filed when the filing fees are received from the applicant.

Councilwoman Smith commented that when it comes to "zombie homes", it pays to get in touch with the building inspector to get it remedied.

Councilwoman Smith asked about the scheduling of budget workshops. Supervisor Jamieson said they will be set up for September.

Supervisor Jamieson said he received an email from the Davidson Drive applicant. He said he attended the planning board meeting where the applicant said the Town Board agreed to their stipulation to change the zoning. Supervisor Jamieson said he wrote the applicant stating the Town is not looking to change the IP zone to accommodate high density housing.

PUBLIC COMMENTS

Ms. Sue Bahren asked why the bond resolution and SEQRA process was not voted on. Supervisor Jamieson answered that 4 votes are needed to adopt the resolutions. She asked for the details. Supervisor Jamieson said the Town is in the process of finalizing a contract to purchase the Frozen Ropes facility. He said that the Town Board and Park and Recreations had been discussing plans to build a recreation center near the Commons park. It was decided that the Frozen Ropes facility offered a better value for the Town at \$3.3million than building. He explained that the ambulance building bid had come in at \$2million and that was just for renovations. He said that the cost to build something like Frozen Ropes would be between \$6million and \$7million. Supervisor

Jamieson said that the building could house the Parks and Recreation department and other Town departments. He explained that the summer camp program houses 400 kids at the high school, and this year there was construction planned at the school limited the camp access. Supervisor Jamieson said the new facility would allow for expanded hours as well as registrants. He said there would be basketball programs and other activities that could be put into place there, as well as a leaseback from Frozen Ropes for \$40,000-\$50,000 p/year. Supervisor Jamieson said since the Town's bond rating is so good, the interest rate would be around 1-1/2%. He said looking at the cost for the first few years and with the bond for Knapp's View maturing in 2022, it makes sense and the Town will have the best park and rec facility in the County. Ms. Bahren asked whether the facility is large enough to handle a lot of children in the building in inclement weather. Supervisor Jamieson said the inside is very large. Ms. Bahren also noted the parking issues on Black Meadow Road and asked what the Town would do about this. Supervisor Jamieson said that the parking issue might be resolved by extending the shoulders and soften the parking restrictions. Ms. Bahren asked if the people who were ticketed before would be able to bring a claim against the Town. She said she thinks the people in the Industrial Park will not be happy with this solution. She said she thinks the Town Board should look further at the parking issue, and what it is going to do to the rest of the town for \$3.3million. Supervisor Jamieson said parking should not be an issue since the facility will not be used for tournaments and with the numbers that Frozen Ropes entertains. He said you will not have 40 teams playing every weekend. Mr. Diffley asked what Frozen Ropes interest is in leasing the property. Supervisor Jamieson said it would be for about 15 weekends. Mr. Diffley asked what the transportation would be for campers. Supervisor Jamieson said that would be up for future discussion, but currently campers are driven. Supervisor Jamieson said the goal would be for 600 campers in total, with 200 campers for each session. Councilman Valentine added that the indoor square footage alone is over 12,000sf. Ms. Bahren said she didn't know why the Town needs indoor fields or all of this. She said she knows we want to grow and have the best but sometimes people can't afford to have the best. She asked if anyone had done a study of the impact of the bond on taxes. Supervisor Jamieson said it will not affect taxes at all. He said the first first payment of interest only is \$60,000, due next year. With the increase in revenue from the park and Frozen Ropes lease will cover the expenses in the first two years. The third year will be an increase in the payment, then the bond for Knapp's view matures in 2022. So there is only two years where you will see an increased payment, but unexpended balances will cover the expense. Ms. Bahren said it sounds like we are building a kingdom. She thinks the Town Board should have a public discussion, although she knows the Board does not have to hold a public hearing. She said she thinks that the Town can help the business move to Warwick but should also think about how it will affect the community as a whole. Supervisor Jamieson said he has spoken with many people, including the seniors and they showed interest in doing things there. He said there is great potential for a basketball camp. Supervisor Jamieson said the bottom line is that kids do not play out in the street like they used to. They use facilities like Frozen Ropes and Primo Sports. He said this facility will allow the kids from all the different school districts to go to one place. The turf field would be available for pick-up games. He said there is a walking track that will be paved by the highway department. Ms. Bahren said that there would be more personal services. The Supervisor said the revenue aspect should support that need. Mr. Diffley asked what the tax revenue is that we would lose. Supervisor Jamieson said he doesn't have the exact figure but they have a tax break so they don't pay the amount you would expect from a building that size. Supervisor Jamieson said we would not be running the Frozen Ropes business. Mr. Diffley asked if Mr. Brischoux is recusing himself due to the possible conflict arising from a profit. Councilman Brischoux explained he had no prior knowledge of the listing when he came on the Board and when the listing was taken in February and discussions on potential building arose he compared costs and presented the information to board members for feedback. He said he has recused himself from all decision making and stepped out of any executive sessions when the topic was to be discussed. He said he represents the seller and another broker represents the Town. Just like any other real estate transaction, nothing is shared, except that he brought the information initially to the Town Board. Councilman Valentine added that the cost of new construction to a municipality, due to competitive bidding, is more than double of the private entity. He said since Frozen Ropes was built in the private sector the price reflects that. He said to build the fields alone would cost more at competitive bid than the entire property. Ms. Bahren asked if the building would be used for the seniors. Supervisor Jamieson said there is grant money for the building of a new senior center. He said the original project was to be behind the ambulance building would have been a senior center and second story community center. He said that the original estimate to renovate the ambulance building was expected around \$800,000 but

turned into \$2,000,000 through the competitive bidding process. Mr. Jamieson added that the new building expected to be between \$2-3million was now looking more like \$5-6million. Then Frozen Ropes was listed for sale. He said that it was considered to be a feasible purchase since it was twice the size, with a better facility, fields, lighting, and location. Supervisor Jamieson consulted with the Parks and Recreation department and the discussions ensued on the possible uses and he said it became a no-brainer. Councilman Valentine said the the building has a lot of supplemental space that can be used for offices, and expansion capabilities. He said the Town Hall is extremely cramped and the Town Clerk has turned a closet into an office. Ms. O'Dwyer asked when Councilman Brischoux presented the listing to the Board. Councilman Brischoux said he came on the Board last November and it wasn't until the Board was discussing options for the senior center/community center, that he presented the idea. Attorney Bonacic stated that Councilman Brischoux has had zero involvement with discussions between the Town Board and the property and that will continue until this deal is either consummated or terminated. He added, to be clear, that he has advised Mr. Brischoux and each Board member that there be no discussions either between themselves individually or in a public meeting with regard to the Rock. Mr. Bonacic advised the Supervisor that the discussion may be edging outside the scope of public comment but understands the public's desire to ask questions. Ms. Bahren asked what the procurement policy was and whether the Town followed it for the library repairs. Supervisor Jamieson replied that in the case of emergency repair, the requirement is lifted. Ms. Bahren then asked if the Board went to Resolution would it be mandatory or permissive referendum and the period. Mr. Bonacic replied that it would be subject to a permissive referendum following a 30 day-circulation of petition. Mr. Burgelson asked if the roofing invoice details all work. He asked if the water department employee had performed electrical work. Supervisor Jamieson said he did not, but didn't know who performed the electrical work at the highway department but will find out. He asked if he worked on the fire alarm. With regard to the alarms, Supervisor Jamieson said Secure Watch 24 performed that work.

ON A MOTION BY Councilwoman Smith and Councilman Brischoux to adjourn the meeting at 8:10pm. Motion carried 4-0.

Respectfully submitted,

Linda A. Zappala
Town Clerk
2016-08-10