

Town of North East
Town Board Minutes
August 26, 2015

**TOWN OF NORTH EAST, TOWN BOARD
SPECIAL MEETING
AUGUST 26, 2015**

Members Present:

Supervisor John Merwin
Councilman James Campbell
Councilman Ralph Fedele
Councilman George Kaye

Members Absent:

Councilman Steven Merwin

Call to Order:

Supervisor Merwin called the meeting to order at 6:00 P.M.

Acceptance of Agenda:

On a motion by Councilman Campbell, seconded by Councilman Kaye the following was

ADOPTED – AYES – 4 (Merwin, Campbell, Fedele, Kaye)
NAYS – 0

RESOLVED, to accept the agenda as amended to change public comment to item number 4 on the agenda

Presentation on the plans and estimates for the renovation and retrofitting of the Dutchess Diesel property for use as a Highway Garage and Town Hall

Town Engineer Ray Jurkowski gave a presentation on the plans and estimates for the renovation and retrofitting of the Dutchess Diesel property for use as a highway garage and town hall.

Mr. Jurkowski said that this would be the first of several informational meetings regarding this project and that the proposal will go to a referendum to be voted on by the public in November.

Mr. Jurkowski discussed the current Highway Department Facility. He showed pictures and identified the inadequacy of the Highway Garage. Next Mr. Jurkowski reviewed the inadequacy of the Town Hall. Mr. Jurkowski reviewed the Dutchess Diesel building. The proposed Highway Garage building is 9,400 sq. ft. And is heated. It has ample space for existing and future equipment. The existing salt shed would be moved to the site and a new shed for sand storage would be constructed. The main building at Dutchess Diesel is 11,000 sq. ft. and would be retrofitted to be a Town Hall. Mr. Jurkowski presented a conceptual floor plan for the building to be retrofitted as a Town Hall. The main conference room in the retrofitted town hall could be

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used as a warming station during a storm. Mr. Jurkowski reviewed the estimated project cost. Total cost of \$3,150,000 this includes the cost of acquisition and renovation.

Currently the Town has paid off a debt for the landfill remediation. The next steps to consider, more meetings to inform the public about this project and the ultimate decision will be up to the voters as this will be on the ballot in the November election.

Questions and Comments from the Public:

Marty Markonic- Asked what the Town would do with the existing properties if this project was to go through. Ray Jurkowski answered that the municipality would look to sell both buildings and any revenue from the sale of the properties would be used to pay down the bond for the new building.

Peter Greenough- Said that there would be a cost to sell the Highway Garage property and said that an assessment analyze should include the cost of Dutchess County Diesel coming off the tax roll. Mr. Greenough said that the Dutchess Diesel site was within the revised FEMA flood plan zone and asked if this causes a problem with the site and the location of salt sheds. Mr. Jurkowski said that he would verify the FEMA maps but believe only the FEMA floodplain only approaches a small section of the front of the property. Mr. Greenough also asked if there was going to be funding for the Highway Garage site if there needed to be a cleanup. He asked about the water source and septic fields at the proposed site and asked about the remaining 6,000 sq. ft. of the Dutchess Diesel building that would not be used. Mr. Jurkowski said that the remaining unused portion of the building did not have a designated use as of yet.

Christine Bates- excellent presentation. Asked if the rate used for the interest rate on the bond was 3.8%. She asked if this would be a fixed rate. Mr. Jurkowski answer was yes that it was a fixed rate.

Chip Barrett- Mr. Barrett asked if the feasibility study done for the Millerton School was just for the school building. Mr. Jurkowski answered that the report was prepared by NYSERDA and that several of the building systems needed to be replaced immediately.

David Sherman- asks if a schematic was developed for the parking at the site. Mr. Jurkowski answered yes. Mr. Sherman asked why the Town waited until now to announce this project. Mr. Jurkowski said that we needed to be sensitive to the owner and employees of Dutchess Diesel about our interest in the property.

Roger Wolf- Mr. Wolf asked why it is so difficult to find property in the area for this use and also wanted to know what the bottom line was for this project.

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Mr. Jurkowski responded that it would be best if the Highway Garage was located on a main road.

Brian Jordan- Asked if we are spending 3.1 million does this number include any upgrades to the Highway Garage. Mr. Jurkowski answered yes.

Dave Macmillan- Said that this was a perfect opportunity to let these guys do their job and a great opportunity to move into the 21st Century.

Leonard Morrison Sr. - Said that he was on the original committee to find a building and a piece of property.

Delora Brooks- Very much in support of this project.

Ray Jurkowski said that to put this on the ballot for the November election will need to pass a resolution. The amount bonded would be for 25 years.

On a motion by Councilman Kaye, seconded by Councilman Campbell the following was

ADOPTED – AYES – 4 (Merwin, Campbell, Fedele, Kaye)
NAYS – 0

RESOLVED, to designate the Town of North East as Lead Agency for SEQRA review.

On a motion by Councilman Kaye, seconded by Councilman Fedele the following was

ADOPTED – AYES – 4 (Merwin, Campbell, Fedele, Kaye)
NAYS – 0

RESOLVED, that this is an unlisted action under SEQRA review.

Mr. Jurkowski reviewed Part 2 of the SEQRA Form.

On a motion by Councilman Kaye, seconded by Councilman Fedele the following was

ADOPTED – AYES – 4 (Merwin, Campbell, Fedele, Kaye)
NAYS – 0

RESOLVED, to adopt the bond Resolution as presented.

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Adjournment:

On a motion by Councilman Fedele, seconded by Councilman Kaye the following was

ADOPTED- AYES- 4 (Merwin, Campbell, Fedele, Kaye)

NAYS- 0

RESOLVED, to adjourn the meeting at 8:25PM.

Respectfully submitted,

Lisa Cope
Town Clerk

Approved: December 10, 2015