

Draft

ST. MARGARET'S COMMITTEE

Minutes of meeting

September 28, 2011

Members present: Chairman Paul Fredricks, Kathy Douris, Rosemarie Zengen, Michael Brown,
Linda Keeling (4:32 P.M.)

Others: Councilman Harry Colgan (4:15 P.M.), applicant for membership Patrick Hildenbrand, Secretary Susan Ellis

CALL TO ORDER: Chairman Paul Fredricks called the meeting to order at 4:05 P.M. He introduced Patrick Hildenbrand, who spoke of his interest in joining the Committee.

MINUTES OF THE RESCHEDULED AUGUST 17, 2011 MEETING: The minutes of the August 17, 2011 meeting were approved with a motion made by Rosemarie Zengen and seconded by Michael Brown.

CONSTRUCTION REPORT FROM ADVISOR JOHN KUHN: Paul Fredricks said that he has a report from John Kuhn about the construction work done and what still remains to be done. Kathy Douris said that she had heard that the roof work was 2/3 completed. Paul Fredricks and Michael Brown said that it is all done.

Michael Brown made a motion that the Committee give John Kuhn an award for all the work he has done above and beyond his responsibilities as Recreation Park Director. Paul Fredricks said that it is premature to give such an award, as many people have done a lot for the St. Margaret's Home project. He felt that it would be a good recommendation for later.

HARDSCRABBLE DAY ICE CREAM SOCIAL ON SEPTEMBER 24, 2011: Paul Fredricks asked Rosemarie Zengen to report on the Ice Cream Social. Rosemarie said that the event was very successful. With thunderstorms an imminent possibility, Rosemarie asked Todd Baright for permission to use the former "Teachers' Closet" space in Hardscrabble Commons. There is no final tally for the amount raised by the event; Tree Commision Chairwoman Nancy Guski said to wait until all the bills were in, and all auction items were paid for. Rosemarie estimated that the total would be about \$800, noting that the ticket sales were over \$400.00 and the auction sales were more than \$30 0.00.

Rosemarie noted that Paul Fredricks thanked Senator Steve Saland, who was in attendance, for his assistance with the grant for the roof restoration at St. Margaret's. She also noted many other contributions. Prospective member Patrick Hildenbrand helped, along with Paul Fredricks and Kathy Douris. John Kuhn mowed the lawn. Assemblyman Marc Molinaro called the auction. Supervisor Sue Crane donated a dinner for two that she and her husband would cater. Tina Keil of Bella Fiore made arrangements of flowers in coke glasses to look like ice cream sundaes. Migliorelli Farms donated a box of apples, and Hannaford's donated granola bars.

Paul Fredricks suggested making a list of all the donations of time to add to the funds raised as a match for grant monies. Rosemarie added that Fred Cartier would give the Committee a videotape of the event.

Rosemarie Zengen said that Nancy Guski wanted her to ask Paul Fredricks about writing one letter of thanks from both St. Margaret's Committee and the Tree Commission.

Rosemarie Zengen made a motion that she would write the thank you letter for the Ice Cream Social, to be approved by Paul Fredricks and Nancy Guski. Kathy Douris seconded the motion and the Committee approved.

St. Margaret's Committee members thanked Rosemarie for all her work on the Ice Cream Social.

UNDERGROUND ELECTRIC INSTALLATION: Councilman Harry Colgan reported that the Town has worked out money for the underground electric service installation. Paul Fredricks said that he spoke to Senator Saland regarding contacting someone from Central Hudson about getting the materials for free. Senator Saland offered that he might be able to help with a contractor who would work at no cost. Harry cautioned that the contract would have to follow the rules of the State grants. Paul also spoke with County Clerk Brad Kendall, who is a contractor, and Brad said that Central Hudson should be giving the wire and conduit free from the pole to the meter. Harry noted that such was not his personal experience.

APPOINTMENT OF PATRICK HILDENBRAND: Rosemarie Zengen asked Harry Colgan about the appointment of Patrick Hildenbrand to the Committee, noting that the Committee unanimously approved the recommendation. Harry replied that in fact the Town Board had agreed not to make any more appointments this year. Paul Fredricks noted that the Town Board had given Patrick's name to St. Margaret's Committee for consideration as a member. Harry said that he would bring it to the Town Board's attention.

Councilman Harry Colgan and Patrick Hildenbrand left at 4:25 P.M.

STATE FUNDING: Paul Fredricks stated that he would be meeting next week with Wint Aldrich about what might be available in State funding. Paul also spoke with Wint about the value of keeping a ledger of all the volunteer time of people not on the Committee, such as tree removal service, to use as a match for grants. Michael Brown asked if the work on the landscaping design drafted by Amy Parella, Horticulturist at Bard College, would also qualify.

PROPERTY LINE AND LAWN MAINTENANCE: Rosemarie Zengen noted that she previously had been asked by the Committee to be a liaison to Hannaford's, and had spoken with Manager Marsha Graham about property maintenance. Manager Graham had said that Hannaford's did not want anyone working on their property who was not hired by them, for liability reasons. Rosemarie added that Marsha Graham came to the Ice Cream Social with the new District Manager and Assistant, and she observed how far back the property was mowed. Paul Fredricks noted that he measured the St. Margaret's Home property and noticed that the lawn had been mowed too far back. He said that at the back of the property is Hannaford's leach field, and the mowing will need to stay within the property line for St. Margaret's. Rosemarie said that she previously had told the Recreation Park Committee that Hannaford's didn't want any work done on their property, and asked if there were any markers. Paul replied that the property line is not clearly defined with markers, but St. Margaret's property is not very deep. Rosemarie said that the Committee needs to let John Kuhn know how much can be mowed, and Hannaford's should be asked from time to time if they would do maintenance on their part. Michael Brown asked how the Committee could have the property clearly defined; Paul will see how to have it accurately marked.

Paul noted the he could see that John Kuhn was only trying to keep the property from being overgrown as it was before and agreed that Hannaford should be asked to keep it maintained. Rosemarie said that she had asked before, but would speak to the new Manager about it.

Rosemarie Zengen made a motion that St. Margaret's Committee would take care of the area of lawn on its property and Hannaford's would be responsible for the area of its property. Kathy Douris seconded the motion and the Committee approved.

FUTURE LANDSCAPING AND SITE USE PLAN: The Committee discussed the plan drafted by Amy Parella from Bard College. Paul Fredricks noted that the lack of property line definition meant that the plan would not be feasible. Michael Brown took issue with the location of the proposed parking area, with a curb cut on the north lawn, and driveway extending across the front of a landmark building to parking on the other side. He suggested working to relocate the curb cut. Paul said that the State Department of Transportation (DOT) has already refused that suggestion.

Kathy Douris made a motion to table further discussion on a park plan until the Committee determines the rest of the restoration work to be done. Susan Ellis asked if the motion was about parking or a park plan, noting that she understood from previous discussions of use of the site, that under State grant guidelines, a park would not be acceptable. Kathy Douris revised the motion to table further discussion of the park or site plan until a later date. Linda Keeling seconded the motion. It was approved by vote of Paul Fredricks, Kathy Douris, Rosemarie Zengen, Linda Keeling and opposed by Michael Brown.

USE OF ST. MARGARET'S HOME AND ROLE OF ST. MARGARET'S COMMITTEE: Paul Fredricks proposed drafting a letter asking the Town Board specifically what the use of the building will be, and what is the establishment of the committees. Is St. Margaret's Committee the primary or secondary one? He wants it in writing from the Town Board so that there are no misunderstandings. Rosemarie Zengen said that she spoke with Supervisor Sue Crane and asked is St. Margaret's the Committee, or is it a subcommittee. Sue Crane answered her that St. Margaret's is the Committee. Rosemarie feels that the Committee should not be asking what the building should be used for; it should be the Committee's job to make the recommendations to the Town Board. Paul replied that he still wants it in writing; Rosemarie said that it should be put in the form of a statement. Paul mentioned that there have been rumors that the Town is considering asking for a change in the deed restrictions to allow rental to whatever use the Town Board agrees upon. Rosemarie answered that then Paul should write that the Committee has heard a rumor and is very opposed to any other uses than community uses that the Committee outlines. If there is a need to make money to support the maintenance of the building, then the upstairs could be rented. Paul asked to whom? Rosemarie replied to non-profit organizations, such as Winnakee Land Trust.

Michael Brown made a motion that the Committee request a mandate in writing from the Town Board outlining the responsibilities and goals of the Committee. There was more discussion and Michael revised his motion to state that the Chairman of St. Margaret's Committee shall request from the Town Board a written description of the mandate given to the Committee by the Board, so that the Committee can implement it. The motion had no second.

Paul Fredricks stated that he would write a draft letter of what he thinks needs to be said, and will give it to the Committee before the next meeting, so that members can comment. Paul stressed that he does not want verbal directions; he is not comfortable asking people to devote their time, money and energy to something that can be overturned.

Rosemarie Zengen made a motion that Paul Fredricks draft a letter stating the intentions of the St. Margaret's Committee, and asking the Town Board for written confirmation of what the Committee presents to them. Kathy Douris seconded the motion. The motion passed with aye votes by Paul Fredricks, Kathy Douris, Rosemarie Zengen and Linda Keeling. Michael Brown voted nay.

Linda Keeling added that she personally did not want to be just a fund raising Committee; she wanted to participate in decisions about what she cares about historically and what would be good for the building. Michael Brown explained that his nay vote was based on the fact that the form of the letter should not be "here's what we think we are doing as a committee," but "what is our job?" Paul clarified that he is going to say that he

feels that the Committee should have been entrusted to do this, this and this, and ask that the Town Board to confirm that or give other written direction. Michael felt that was more agreeable.

Michael added that he wanted to bring up to the Committee that he thought that it should be working to set "GREEN building standards" for the building. There has been no discussion of energy conservation. Paul replied that there were constraints caused by the age and construction of the building. Michael suggested that Paul should add to his draft that the Committee should be establishing energy conservation standards for bids for restoration. Paul disagreed about doing point by point, saying that he wants a general mandate, in writing.

FUNDRAISERS: Rosemarie brought up a suggestion for another fundraiser. She, Linda Keeling and Kathy Douris discussed the idea of having a children's party with Santa Claus for the Christmas season, perhaps in the old Teacher's Closet space. Paul Fredricks suggested checking with the Elmendorph Inn for conflict with their Christmas activity dates. Kathy Douris suggested having the Christmas party at the Town Hall. Michael Brown said that the Committee needs to address fundraising by developing a fundraising plan, instead of holding random ad hoc events.

ADJOURNMENT: The meeting was adjourned at 5:25 P.M.

NEXT MEETING: Wednesday, October 26, 2011 at 4 P.M. at the Town Hall

Respectfully submitted,

Susan H. Ellis, Secretary