

TOWN OF RED HOOK WORKSHOP MEETING
March 20, 2007

CALL TO ORDER

A meeting of the Town Board of the Town of Red Hook, Dutchess County, New York was convened in public session at the Town Hall, 7340 South Broadway, Red Hook, at 7:30 p.m.

Present: Supervisor Marirose Blum Bump
Councilman Jim Ross (7:45 p.m.)
Councilwoman Sue Crane
Councilman Harold Ramsey
Councilwoman Lisa Pullaro
Deputy Town Clerk Claire Horst
Also present: Deputy Supervisor William O'Neill
Absent: Town Clerk Sue McCann
Attorney for the Town, Christine Chale

Supervisor Blum Bump opened the meeting with the Pledge of Allegiance.

PRESENTATION OF FISCAL IMPACT ANALYSIS STUDY BY PETER FAIRWEATHER OF FAIRWEATHER CONSULTING

Supervisor Blum Bump introduced Mr. Peter Fairweather who is nearing the end of a process of developing a fiscal impact analysis study of the fiscal effects on taxes for Red Hook using various development scenarios. He is not giving his final presentation, but more of a progress report.

Peter Fairweather introduced his colleague, Mr. Tim Weideman who gave part of the presentation. Mr. Fairweather explained that his presentation is more of a model that they would leave behind for the Town to use for fiscal impacts of other projects as well. This process began on October 1, 2006. Task 1 was conveying and organizing a project steering committee. Task 2 is defining alternate multi-year scenarios, Task 3 considering level cost of services and revenue factor, Task 4 preparing level/cost of services, Task 5 preparing Fiscal Impact Report, and Task 6 finalizing and conveying a fiscal model. The date for finalizing is about May 1, 2007. Mr. Fairweather explained that it's a very complex interactive process. The purpose of the fiscal impact analysis is to estimate the impact of development or land use changes on cost and revenue. What can it tell us? In general, it talks about how projected growth is likely to affect government stability. We can help clarify what direction fiscally the Town should take. We are not projecting the future. We are trying to be a little more clear on what the benefits and costs are associated with the different alternatives. In this analysis they will look at the annual fiscal impact. How does it affect each of the jurisdictions, the Town, Villages of Red Hook and Tivoli and also the Red Hook School System? A primary assumption is the annual cost of Town and Village services and the per pupil cost remain constant. These assumptions are scenarios. The analysis assumes for example, a 10 million dollar sewer infrastructure, it assumes that the CPA raises 2.25 million dollars from PDR over the life of the build out. It assumes 20 year bonds to finance PDR's through bonds or fronting the tax through the CPA. These are conservative analyses. This also assumes development right prices of \$7,500 per acre. One development right can be converted to 2,000 square feet of commercial space. We are trying to maximize the value of single family houses in the Town and trying to minimize the value of houses in the Village and Hamlet areas. They also use estimates for school children. They use a higher estimate for school children in a build out. The best case in terms of cost working with schools is only about 1/3 of the PDR purchase comes from state or conservancy groups. The bulk would be paid through bonding. The study also includes the cost of the South Broadway Village infrastructure sewer system. That cost is mostly paid for by the developer. We should look at additional expenses of possibly bonding the cost of sewer systems. We are looking at different scenarios and providing guidance accordingly.

Councilman Ramsey asks if the data they are using are all single family homes or multi-family.

Mr. Fairweather answered that they are using single family, condominiums, and townhouses. They are using what exists in Red Hook.

Councilwoman Crane asked about a few high sales in the area. Are those sales included in Mr. Fairweather's figures?

Mr. Fairweather said he took the unusually high sales prices out of the analysis because they were not normal prices for the area. He doesn't think too many \$7.5 million dollar houses are sold in the area. He's been working with Bruce Martin from Red Hook School District. There is a square foot requirement per student. They are modeling their analysis on a per pupil cost per square foot basis. That could mean an addition or possibly a new school.

Tim Weiderman took over and gave an Excel presentation on a model scenario for the Town to use as a tool. It's a matter of putting in the numbers to arrive at the actual fiscal impact. There are some numbers that may apply to some models and not others, for example lighting districts, hydrant district, water shed district, or any special municipal districts that may have a tax rate associated with them and costs to the municipality associated with them. Once we define the model input we can look at the fiscal impact itself.

Mr. Fairweather made it clear that these are model numbers only that they are presenting.

Mr. Weiderman expressed that the figures are rough figures. We get a sense under this scenario that the impact to the Town and the school district looks like it would be negative. When we made these assumptions we made sure to underestimate revenues and overestimate costs.

Supervisor Blum Bump asked what it means when they say negative impact.

Mr. Weiderman... it means that the costs that are going to be incurred by the particular development scenario outweigh the additional tax dollars that are going to be generated by that proposed scenario.

Mr. Fairweather also explained that it means it is adding to the tax base, but the cost of servicing that development will be greater than what the development adds. From the pocketbook perspective it is something the taxpayer would not like. There may be times when fiscally it doesn't work for us, but we need to have it. Some communities may be desperate for new blood so to speak.

Mr. Fairweather... we are looking at the proposed zoning compared to the existing zoning in terms of the extent of build out. It is important to look at the build out year.

Councilwoman Pullaro ... this is to develop some "what if" scenarios after we get the actual studies from the Fairweather Group to go from there.

Councilman Ross... some of the proposals could do a lot to our growth rate.

Councilwoman Crane asked if they included commercial in their studies.

Mr. Fairweather...once we get the go ahead from the Task Force we can show commercial development in our study.

Mr. Fairweather will e-mail the Power Point presentation and the Adobe Acrobat file to Supervisor Blum Bump. He will leave the Town the analysis process and we can put the information in. The model the Town receives will be able to handle any future discussions.

Supervisor Blum Bump thanked Mr. Fairweather and Mr. Weiderman for their presentation.

TREE CITY, USA

Supervisor Blum Bump announced that the Town was awarded Tree City, USA status after about a year and a half. She introduced CAC Chairwoman Brenda Cagle who read excerpts of the letter from the Arbor Day Foundation.

CAC Chair Brenda Cagle thanked the Board for their support. We will be getting a flag, a plaque and street signs. The CAC also has plans for an Arbor Day celebration tentatively for April 27, 2007. She said that she hopes to have an ordinance adopted for a Shade Tree Commission. The Tree City application has to be applied for every year.

SAINT MARGARET'S HOME REPORT

Supervisor Blum Bump introduced Town Historian, Winty Aldrich, Chair of the St. Margaret's Home Task Force.

Mr. Aldrich handed out a status report prepared by Amy Dubin of the St. Margaret's Home Task Force. He, Beth Pagano and Amy Dubin are very grateful for the support of the Town Board for this project. He explained that last summer they cleaned up the outside appearance of the building. A non-profit agency had a little event at St. Margaret's and those who went to the event were very impressed by the interior of the building and its utility as a space for civic activities. It's very important that we move forward with the next steps. One is a renewal for a matching grant that we failed to get last year. Victor Cornelius will be helping us reapply, so we need to refresh some material in the grant request. He believes we have a pretty good chance at obtaining the grant. The value of the gift is \$350,000 to \$400,000 and the grant would be matching in that range. The building has some plaster failure but the main floor is in remarkably good condition. There is a proposal from Mill Street Loft who has been seeking a Northern Dutchess venue, that they be the Town's tenant for just three months this summer. The organization would only use the first floor and porch so we'd only have to have a working toilet. They wouldn't need heat which is good because the boiler also needs to be replaced. It would bring fine art to Red Hook by professional and serious artists and inter mix teaching art to young and not so young. Parents of children who want to participate in the Mill Street Loft programs will find it easier to have it in our area. The cost to the Town will be minimal. Mill Street Loft would insure their art works in the building so the extra insurance isn't a concern. A lot of the work that needs to be done will be cosmetic. We might have to ask the Town help with minimal mowing. At least for this summer we want to keep the expenditures to the Town very minimal. We are not committing to the Mill Street Loft for a long term lease but if they are comfortable there they might talk seriously about becoming a long term tenant. They have expressed interest in the basement and main floor and perhaps some of the second floor. We could fill out the rest of the second floor with some other non-profit tenants. One concern is if any of this conflicts with requirements of the deed of gift. We've looked at the document and as to some of the legal aspects, Attorney for the Town, Christine Chale, sees no major impediments as long as we are keeping this on a non-profit and municipal and public interest level it ought to be fine. As to the long term, they are discussing the idea of creating a not for profit 501C3 Single Purpose Corporation to relieve the Town of the management burden of being a landlord, of managing the State grant if we get it, and raising funds in the community which would be non-profit contributions. Attorney Chale will be discussing this with the Board. She's looking at some other models that she is familiar with too.

Councilwoman Crane is concerned with the liability insurance of the building if it is going to be occupied.

Supervisor Blum Bump answered that the Town already insures it.

Councilwoman Crane said that insurance is different than what we would need if it is occupied.

Mr. Aldrich ... the standing cost will in time be borne by the tenants. For the time being, Mill Street Loft has made it clear that they do fund raising for their program and cannot get involved in fundraising for capital improvements on a building in which they are a short term lessee.

Councilwoman Crane asked what the status is of the current heating system.

Mr. Aldrich ... it is circulating hot water baseboard. It is pretty clear that it needs a new boiler. For the spring we are going to make sure the ground floor toilet and water sources are working. We have some more research to do. The Task Force's feeling is that we have a major opportunity with this group from Poughkeepsie. We don't want the Town to commit long term occupancies to organizations if all they are interested in is one room that might obstruct the long term occupancy of the Mill Street Loft.

Councilwoman Crane asks if the Mill Street Loft will be undertaking the cost of electricity, mowing, the exterior maintenance and the cost of mailings.

Supervisor Blum Bump suggested putting out information with the Summer Recreation mailings.

Mr. Aldrich feels it might be premature to think about mass mailings for St. Margaret's.

Councilman Ramsey stated that a 501C3 would be good because we could raise funds to support the home, but it's negative also because as you go for grants, it might be harder to get if it's private. They might look more favorably at municipalities to get a grant.

Mr. Aldrich wants to spare the Town the cost of St. Margaret's. There is a possibility that a long term lease like that of Mill Street Loft would carry St. Margaret's and we wouldn't have to look at a non-profit status. That is something we will be discussing. He will press forward with a renewed grant.

Councilman Ramsey is glad to hear that someone is interested in using the building for now and that it won't just be sitting idly.

Councilman Ross suggests getting someone to haul away the remnants of the shed that was damaged during the winter and having the power turned back on, possibly using one of the electricians we presently use for the Town. There are things we should do to make it a valuable asset instead of an eyesore.

Mr. Aldrich... there have been discussions with Todd Baright about parking. When St. Margaret's is busy, Hardscrabble won't necessarily be. It's a very easy grade so that we could just create a gravel path. Ultimately, we will have to create proper parking with a buffered base. We will need to get a grader before proper landscaping and he thinks at least 15 cars can park there.

Supervisor Blum Bump... in the grant application there is a landscape design drawing that shows exactly where the parking would be. She will give Councilwoman Crane a copy.

Mr. Aldrich suggests the Board meet with Attorney Chale before coming to a conclusion regarding Mill Street Loft. They would like to be in the building by May.

INTERMUNICIPAL TASK FORCE REPORT

Deputy Supervisor Bill O'Neill reported on the progress of the Intermunicipal Task Force. The Task Force is still working on the zoning changes and is going over them with Attorney Chale. As far as the reports, the sewer report will be in by the end of March. That is being done by C.T. Male. The water report is done. Peter Fairweather has been meeting with the Task Force every Friday and will hopefully have his report finalized by the end of April. The Task Force is hoping to hold another Community Meeting as part of the Town Board workshop on Wednesday, May 9 at 7:00 p.m. at the Firehouse. The other possible date will be May 23. They hope to have the principal presenters, John Clark, Ted Fink, Peter Fairweather, Russell Urban Mead and Larry Male. It will be followed up with a subsequent meeting with the Board so that the Board can have dialogue with them.

Councilman Ross asked about the proposed zoning changes that Attorney Chale has. Did the Board see a copy of them yet?

Deputy Supervisor O'Neill answered that he has them if they want to see them.

Councilman Ross feels the Board should look at those changes before we start paying an Attorney to start reviewing the changes. See if those changes are going to wash before we spend money on the Town Attorney. After the Board endorses the idea, and we are ready to go to public hearing then use the Attorney.

Deputy Supervisor O'Neill ... the Task Force wants to run it by the Town Attorney to make sure there is no objection. She is looking at the proposed language in the zoning recommendation.

Councilman Ross ... is afraid if we don't agree with the ideas, it goes back to the Attorney for the second time. We can iron out the legal issues after they are no longer recommendations but are what the Town Board chooses to go with and present to the public.

Councilman Ramsey asked if Attorney Chale is just reviewing or is she looking at them for implementation purposes.

Deputy Supervisor O'Neill...Attorney Chale wanted to see if she would have any objections. We want to make the report intelligent and get it right.

Councilman Ross... it depends on what the Board does. He feels we should see what goes before the Attorney. The Town Attorney bill for just the month of February was \$14,000. That amount is for services more than just the Task Force but Councilman Ross said the Board should see what is going on first, and then send it to the Attorney to prepare it for public hearing if the Board endorses it. It's the Board's job to be fiscally responsible and one way to do that is to know what the committees are asking the Attorney to do and for what reason. In this case the Town Board should look at the reports before the Attorney does. He thought the Task Force was forming these ideas with our Planner.

Deputy Supervisor O'Neill said Attorney Chale was at their meeting the week before and did some work for a couple of hours. She indicated to Planner Michelle Greig that she wanted to understand what some of the language was and where it fits, if there is a conflict, can it be legally done?

Councilwoman Crane has concerns in relation to criticism that it is this Board that is holding up the implementation of the Intermunicipal Task Force. That is not true.

Deputy Supervisor O'Neill... no, that's not true. Part of the process is to run the plan by the Attorney to see if this is going to fly. The Task Force doesn't want to make recommendations if it's not legally possible.

Councilman Ross...this Board should be on board with the zoning plans before we send any changes to our Attorney.

The Board confirmed the date of May 9, 2007 for the Community meeting.

Supervisor Blum Bump announced that the Board would go to Executive Session, then the Board would have a resolution and a public comment period.

Councilman Ross asked what the resolution was.

Supervisor Blum Bump answered to authorize the cost of the consultant of the Time Warner Contract.

On a motion of Supervisor Blum Bump, seconded by Councilman Ross, move to go to executive session for the purpose of Attorney consultation regarding a lawsuit at 9:25p.m.

Adopted Ayes 5 Blum Bump, Ross, Crane, Ramsey, Pullaro
 Nays 0

On a motion of Supervisor Blum Bump, seconded by Councilwoman Pullaro, move to close executive session at 9:31 p.m.

Adopted Ayes 5 Blum Bump, Ross, Crane, Ramsey, Pullaro
 Nays 0

On a motion of Supervisor Blum Bump, seconded by Councilwoman Pullaro move to reopen the meeting at 9:32 p.m.

Adopted Ayes 5 Blum Bump, Ross, Crane, Ramsey, Pullaro
 Nays 0

RESOLUTION TO AUTHORIZE THE COST OF CONSULTANT FOR A NEW TIME WARNER CONTRACT

Supervisor Blum Bump read the resolution. The following discussion took place before the vote:

Councilwoman Pullaro asked for a copy of the consulting agreement, and what exactly we are hiring the Buske Group to do. What is the scope of the agreement?

Councilman Ramsey... the scope is not to get an agreement with Time Warner, but to understand the issues behind it.

Supervisor Blum Bump ... it is not to negotiate a contract it is a feasibility study.

Councilman Ross...if we are going to agree to this, he wants to know what we are agreeing to.

Councilwoman Pullaro...in total if we are paying 28% we are talking about approximately \$6500.

Councilman Ramsey answered yes, it is about \$6500 for the five municipalities.

Supervisor Blum Bump read excerpts of the contract from the Buske Group. The group will provide consulting assistance to the Towns of Red Hook, Rhinebeck and the Villages of Rhinebeck Red Hook and Tivoli. The Buske Group recommends the following first step process: 1) Review and analyze the current franchise agreement. 2) Conduct telephone follow up with Town and Village representatives regarding franchise related issues. 3) Prepare and provide written recommendations as to how to proceed regarding franchise renewal. 4) Meet with Town and Village representatives to provide an informational study session about local, state, and federal regulatory issues in franchise renewal 5) Make recommendations and answer questions as to the next step in the franchise renewal process. The cost estimate for this project includes the estimated professional hours for approximately three months. If anyone wants to change the scope of the work let the Buske Group know. The proposed budget is \$6,360.00. Attorney Chale is fine with this and wrote the proposal.

Councilman Ramsey clarified that this is not an actual contract with Time Warner it's the background information, the query of the public of what services they want and to understand the new franchise laws.

Councilwoman Pullaro stated that as far as services we are at a disadvantage in this area because we can't take advantage of their free services because they don't offer digital phone. For people who want to get the package to minimize cost for cable, high speed internet and phone service, it's (phone service) not available here. When this discussion about the contract of services occurs, we certainly have the population to support that.

Supervisor Blum Bump stated that we've worked for years trying to get a grip on how to renegotiate with Time Warner. We bring it up regularly because we get letters regularly, but no one can get a grip on it. It turns out all five municipalities are trying too.

Councilwoman Pullaro... it's a critical piece for this region that we can't get through that carrier.

Councilman Ramsey is hoping that when they come back with their report they come back with exactly the type of information Councilwoman Pullaro is referring to. Therefore the contract negotiation with Time Warner should somehow reflect that. Whether it's a lower cost, bring the service in or whatever.

After the discussion the vote was taken.

RESOLUTION 2007 #68

RE: Approval of participation in a consulting services agreement between the Town of Rhinebeck and the Buske Group.

On a motion of Supervisor Marirose Blum Bump, seconded by Councilman Harold Ramsey, move to accept the resolution.

Adopted	Ayes	5	Blum Bump, Ross, Crane, Ramsey, Pullaro
	Nays	0	

Copy attached

PRIVILEGE OF THE FLOOR

Supervisor Blum Bump opened the floor for a brief public comment period.

Linda Keeling had five items of concern: 1) How are we doing on the ADA in reference to the referendum coming up and for future elections. 2) In reference to the Arbor Day Celebration, again, the ADA is very important. 3) She e-mailed the Board regarding one of the members of the Hamlet Review Committee and would hope that it gets on the agenda for discussion. 4) Regarding the ZBA and the variance for a sign on Route 9 and Pitcher Lane. It was procedurally flawed, they had discussions before the public hearing was called to order, there was no reference to the SEQR, no input from the DOT, and it is a safety hazard for commercial vehicles. It causes a picket fence effect. It is a very dangerous intersection. 5) Regarding St. Margaret's, her own child attended Mill Street Loft many years ago and she knows children get very excited and sometimes cause difficulties as far as spilling paint, etc. She thinks they are going to have more problems trying to get a group into St. Margaret's that quickly. She was in that building for the HRH meeting. The first floor has no working toilet, there is no running water, no sink, and it has to be ADA compliant for kids in wheelchairs to get into the building. A structure report is needed first which you can get a grant for.

Katherine Stewart ... feels it would be helpful to have the Board say to the Planning Board or Intermunicipal Task Force, "yes we like conservation subdivisions, yes we like whatever," to give them the idea to go ahead and explore the issues. Take 5 or 6 major issues and tell the Task Force so they know there are 5 or 6 things they are on solid ground with even without a lot of details. She thinks the biggest problem is when they come to the Board they hear things like you did the lawyer first, and you did that, it cost too much money, she's been hearing this for three years and that's the thing that stops it every time and that's not helpful. If we are going to go forward the Board has to go forward and say ok as far as these major issues these are the one's we are ok with, these are the ones we are not. Let's move forward. She thinks complaining over too much money for a lawyer or a planner or whatever puts a big foot in the middle of things and stops them from going. It's easy for us to use it as an excuse to say the Board is using an excuse. Who is going to stop the fight?

Councilman Ross said that's why he asked to see the 30 page document of their recommendations that the Board has not seen.

Katherine Stewart...if you like their ideas in general then let them go forward and do their job. You're telling them they can't have the help they need to do their document.

Councilman Ross ... show us the document of what you are proposing. Deputy Supervisor O'Neill said they have 30 pages to let the lawyer look at. They should just give it to us and let us look at that.

Ms. Stewart... do it the other way around. You heard enough you have all these reports in front of you. Say "here are 5 things we like, go for it".

Councilman Ross...we haven't heard anything about proposed zoning changes.

Supervisor Blum Bump told Ms. Stewart that we heard her recommendations.

Linda Keeling would like the Board members to go into St. Margaret's to see what they are dealing with.

Supervisor Blum Bump told Mrs. Keeling that she is taking in her concerns. The Mill Street Loft has been dealing with children for a long time and they know the requirements. She thanked Mrs. Keeling.

On a motion by Supervisor Blum Bump, seconded by Councilman Ramsey, moved to adjourn the meeting at 9:55 p.m.

Adopted	Ayes	5	Blum Bump, Ross, Crane, Ramsey, Pullaro
	Nays	0	

Respectfully submitted,

Claire Horst, Deputy Town Clerk