

TOWN OF RED HOOK BOARD MEETING
October 18, 2007

CALL TO ORDER

A special 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 7:05 p.m.

Present: Supervisor Marirose Blum Bump
Councilman James Ross (7:10 p.m.)
Councilwoman Sue Crane
Councilman Harold Ramsey
Councilwoman Lisa Pullaro
Deputy Town Clerk Claire Horst
Absent: Town Clerk Sue McCann
Also Present: Attorney for the Town Christine Chale
Deputy Supervisor William O'Neill

Supervisor Blum Bump welcomed everyone to the special meeting. She introduced Michelle Grieg of Greenplan, Anne Saylor, from Dutchess County Housing, and Mary Linge from Hudson River Housing.

DISCUSSION REGARDING PROPOSED LOCAL LAW OF 2007

Anne Saylor, the Dutchess County Housing Coordinator, presented information on inclusionary zoning/affordable housing. She used the Montgomery County, Maryland's Inclusionary Zoning Ordinance as an example. At this time she, as well as Mary Linge from Hudson River Housing, is involved in the administration of inclusionary zoning in the Town of East Fishkill. The question of who will administer the program is very important. She reviewed the "Lessons Learned" handout. One question is how to define affordable housing? Income, density, percentages need to balance out. In an affordable housing development it is important to decide who will be served. They are not in favor of developers offering buy-outs. Referring to Traditional Neighborhood Districts, she said if water and sewer are available, the development can be done. When she looked at Red Hook's Centers and Greenspace Plan, she sees the Villages and Hamlets as being disbursed. Affordable housing is a function of little houses on little lots, it's cheaper, it's economics. She looked at the Town of Red Hook and last year the median home price was \$356,000. In the Village, the median was \$270,000. Your more affordable houses are historically in the Village area. An affordable house should not be obvious from the outside if you drove through the development. She referred to preferencing. Preferencing is deciding who the people are that you want to consider for the affordable housing in a development. Examples were volunteer firemen, nurses, teachers, and have to, by law include all others.

Mary Linge of Hudson River Housing explained that the homes have to be owner occupied. Their eligibility goes by the income at the time of the application. She explained that a goal of Hudson River Housing is to have a County wide data base. They'd like to have an application period, make sure the person is eligible, is preapproved for a mortgage, and if a house comes up they would be a priority. A central administration of this program is important.

Anne Saylor explained the Moderately Priced Housing Matrix chart regarding income levels, rent levels and purchase price levels. She explained that in 2007 a household making \$68,000 can afford a house costing about \$210,000. A household making \$55,000 can afford about \$170,000. In Red Hook regarding home prices, there is a serious disconnect. She explained the percentage above median regarding salaries and home prices. Ordinances are needed to cover the complexities involved in establishing affordable housing. Creating the housing is half the battle. A lot of people want to buy houses but are not able because of debt and other issues. Residents need to be educated regarding things like credit and savings.

Mary Linge referred to the handout entitled Inclusionary Housing Administration Work Program. It is the nuts and bolts of the process through Hudson River Housing. Hudson River Housing's job of administration is important. They run counseling sessions for applicant, classes, application reviews, develop compliance documents, monitor ongoing occupancy requirements,

and more. It's important to learn about the many mortgage options available. HRH developed guidelines for their inclusionary housing program.

Anne Saylor stressed that these are moderate income homes, not low income homes. Regarding the resale of homes, if improvements are made to the home the resident will get the cost of permanent improvements upon the resale of their home. When the home is resold they get permanent improvements and consumer price index.

Mary Linge said they could put together recommendations for workable zoning ordinances, as well as some other options. They have to follow fair housing laws.

Supervisor Blum Bump thanked Anne and Mary for their presentations. She suggested taking a break before opening the budget discussion at 8:40 pm.

The meeting resumed at 8:50 pm.

BUDGET DISCUSSION

Business Manager Deborah Marks contacted the following people to come in this evening for their budget information. Present for the budget discussion were Highway Superintendent Wayne Hildenbrand, Red Hook Police Officer J. Griffin, Recreation Committee Chair John Kuhn, Recreation Committee Member Doug Strawinski, IT Committee Representative Jay Greenblatt, Purchasing Agent Ted Kudzy, and Kathy Hammer from PANDA. The Dutchess County Sheriff's Office will submit a proposal.

Red Hook Police Officer Griffin had numbers prepared to present, but due to the new contract the numbers changed that morning. The numbers went from \$42.00 an hour to \$54.00 an hour. There is an additional cost for mileage and he figured approximately 100 miles per shift. He explained that the Village will get the same proposal. He did speak to the Mayor of the Village of Tivoli about a possible intermunicipal agreement. Officer Griffin did not do a percentage figure regarding the increase. He has various scheduling options to suit the Town. This projection is for an extra shift seven days a week.

Councilman Ross reminded the Board that we subcontract with the Town, State Police and Dutchess County Sheriff.

Officer Griffin explained that the State and County are patrolling a broader area and aren't always close to Red Hook. The response time from the Town Police is much shorter. He spoke to the Village of Rhinebeck and the new figures are in line with their pay scale. He is not sure if these numbers he received are final numbers yet. It will be up to the Village to go over them.

Jay Greenblatt from the IT Committee explained the increase in the data processing line for the software Municipity as well as for equipment replacement.

Purchasing Agent Ted Kudzy explained it is a small increase. We purchased a wireless printer for the Justice Department which was not in Judge Page's budget. He explained the need for the printer for Court. Mr. Kudzy keeps an age list for all equipment.

Jay Greenblatt explained that software needs more power, it eventually slows down. Regarding the second section of their budget, it consists of computer expenses which contains service contracts for all the software vendors, and also contains numbers for a new piece of software which addresses the needs for the Planning Board and the ZBA. It would integrate with the code enforcement software to track all the activities of the Planning Board and ZBA which will be beneficial because it keeps track of the projects that go before the boards.

Purchasing Agent Kudzy explained the cost for unforeseen replacements.

Highway Superintendent Wayne Hildenbrand presented the highway fund proposal. The Highway Department has three employees planning to retire in 2008. We did hire one new full time person and will need two, possibly three. The retirements are expected to be at the end of July. He might want to bring in new personnel a month before the retirements for training. Highway Superintendent Hildenbrand budgeted for a full year for employees including the retirees. There are nine full time employees in the Highway Department. He explained that

budget wise the increase is for personnel, everything else in his budget is 0% increase. Next year there might be a need for some equipment replacement. Highway Superintendent Hildenbrand is concerned about a major change in the revenue stream which he discussed with the Board.

John Kuhn and Doug Strawinski from the Recreation Committee explained their budget proposal. Doug explained their budget was flat with no increase over last year. They are anticipating new recreation property so they added a line item. There are three items of concern – a new skate park, a seeder and aerator, and the need to reseal the skate park and its perimeter.

John Kuhn explained that the money spent to date was to reseed the fields in order to keep them green. They are interested in purchasing equipment to allow them to work on all the park land, not just part. In that case the material costs will be higher. He opened a wholesale account which drastically cut costs.

Doug explained that we are looking long term and making these investments will make it easy to develop the new park land. They are hoping for grants and since we will own the property he feels we have a good chance getting them.

Supervisor Blum Bump thanked them for the work they did on the trails.

Doug told the Board that the Trails Committee is beginning to erect signs at the trails and are coming out with literature to explain them.

PANDA representative Kathy Hammer explained their request for funds. The studio recently moved to a small space at 6 Montgomery Street in Tivoli and most of their equipment has been donated. PANDA will be up and operating on Friday. She explained that all municipal contributions are in, the Red Hook High School grant money is in and they are waiting to hear from M&T Bank regarding a grant application. PANDA is operating on a budget which will allow them to run until the end of the year. They are having a difficult time and she asked if the Board had any suggestions she would be open to them. They would gladly take any old computers the Town can no longer use. 2005 was the last year of serious requests from the five municipalities for contributions. In 2005 Red Hook's contribution was \$15,380.19 and it dropped in 2006 to \$6,688.43, and in 2007 to \$3,529.51 until the supplementary contribution to help them through to the end of the year. She explained that they are in negotiation with ABC and ESPN as well as some other larger stations to donate equipment they no longer need to PANDA. Their financial issues at the moment are with the utility bills.

Councilwoman Crane asked if the cost of legal fees is projected in her budget.

Kathy Hammer explained that they have \$2,000 in their account that they will need. They have to find an attorney out of the area that is not in some way connected to one of the five municipalities, or somehow related to the case. She had to go to a firm out of Albany that she has worked with before. The lawyers have all agreed to help using the limit of the \$2,000 and the rest they agreed to do on a pro bono basis. PANDA cannot afford an attorney next year.

Councilwoman Pullaro asked about the percentage distribution by Town and Village and how it's arrived at.

Kathy Hammer answered it has been adjusted and is probably dated. It will have to be revisited, and they will probably take a look at the amount of current subscribers by municipality. She hasn't had time to prepare that yet but hopes to by the end of the year. She used what has been used in the past. The numbers are arrived at by subscribers, not population.

Business Manager Deborah Marks asked the Board to finalize the elected official's salaries so that notices of publication can be set for October 26, 2007. She also reminded the Board that the preliminary budget had to be approved on the night of the October 25th meeting in order for it to be available in the Town Clerk's office.

RESOLUTION 2006 # 112

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING FOR THE 2008 PRELIMINARY BUDGET

On a motion of Supervisor Marirose Blum Bump, seconded by Councilman James Ross, move to accept the compensation to be paid to the elected officials as follows: Supervisor - \$25,944, Town Board Members (each) - \$7,283, Town Clerk - \$45,029, Town Justices (each) - \$14,401, and Highway Superintendent - \$59,669.

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

Copy Attached

Code Enforcement Officer Steve Cole was unable to attend the meeting but sent a short letter regarding his office's request for a Clerk/Secretary Building and Zoning Office. He requested a 7 hour per week position to cover the office in their absence.

Supervisor Blum Bump told the Board she attended a meeting in Milan Town Hall regarding the Northern Dutchess Alliance bringing the towns in the County together with the idea of how to come up with a model for small conservation easements. The County wants to fund \$75,000 a year for five years for this to work, so they asked the municipalities to come up with \$7500 in their planning line or their greenway section of the budget. It would be used to work with the land trust to figure out how to do the easement program, to contract for services. The money would be used to deal with legal and managerial issues. The County would contribute; they will also look for grant money and are asking the municipalities for \$7,500. They hope to get some grant money from the State since they are supporting it. She asked the Board to consider this request as they go over the budget. She said that all the Towns in the Northern Dutchess Alliance are being asked to put this in their budgets.

The Board agreed to read the proposal.

On a motion of Supervisor Blum Bump, seconded by Councilman Ramsey, move to adjourn the meeting at 11:00 p.m.

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

Respectfully submitted,

Claire W. Horst
Deputy Town Clerk