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**MINUTES OF THE JOINT MEETING OF THE RICHLAND TOWN BOARD
AND THE VILLAGE OF PULASKI VILLAGE BOARD**
1 Bridge Street, Pulaski, New York 13142

DATE OF MEETING: November 27, 2018

KIND OF MEETING: Special Joint Board Meeting for Town of Richland and Village of Pulaski

BOARD MEMBERS PRESENT: T/O/R - Supervisor Dan Krupke
Councilman Kern Yerdon
Councilman Allen Goodsell
Councilwoman Donna Gilson
Councilwoman Sue Haynes

V/O/P- Mayor Angel L. Rodriguez
Trustee Robin Ford
Trustee Jan Tighe
Trustee Robert Dye
Absent: Trustee Alan Engelbrekt

OTHERS IN ATTENDANCE: Bill Wood, Carl Falk, Robert Desimone

CALL TO ORDER: This meeting was called to order at 7:04 p.m. with Supervisor Krupke leading in the Pledge of Allegiance.

PUBLIC COMMENT: No Public Comment at this time.

VITAL STATISTICS: A copy of a resolution granting approval to combine the Town of Richland and the Village of Pulaski Vital Statistic Registration Districts pursuant to 4120.2(A) of the Public Health Law was the first topic of discussion. This is subject to approval by the Oswego County Legislature as submitted by the Oswego County Board of Supervisors, to the New York Commissioner of Health. The NYS Commissioner of Health will issue an order combining the two current districts into one district. The clerk of the Legislature will be directed to send a certified copy of this resolution to the New York State Commissioner of Health, the Clerk of the Town of Richland, the Supervisor of the Town of Richland and the Clerk of the Village of Pulaski, and the Mayor of the Village of Pulaski. After minimal discussion, this resolution was approved by a motion made by Councilwoman Gilson and seconded by Councilwoman Haynes. On a roll call vote, this motion passed with board members voting as follows: Haynes, Aye; Gilson, Aye; Goodsell, Aye; Yerdon, Aye; and Krupke, Aye.

BUDGET PRESS RELEASE: Town Supervisor Dan Krupke took this opportunity to inform the Town Board members and his audience of a press release that will be printed in the Salmon River News and possibly in the Watertown Times newspaper(s). This announcement informs the public that the Town of Richland's 2019 Fiscal Year Budget delivers a negative (2.02 %) reduction in the 2019 Tax Levy effective in January of 2019. The press release details what constitutes this reduced tax levy. Supervisor Krupke

recognized and thanked the Town Board members for their ardent participation in the submission of a reduced tax levy for the next (2019) fiscal year.

MUNICIPAL AGREEMENT—WATER INTERCONNECTION/SERVICE AREA #5:

Discussion involving water interconnection services on County Route # 2, west and east of Springbrook Road, involving the transmission of municipal water to a service area also serviced by the Village of Pulaski. This municipal agreement is a tool for which residents in this area would have a choice or option of continuing to receive water from the Village or to receive water from the Town. Because water is supplied by the Village on streets that are mandated as Town service areas, the Town is suggesting the village reduce water rates that can be serviced by Town water which is supplied at a lesser cost. The Town of Richland suggests that the Village charge the water user in the Town service area \$198.00 less than the current charge because the state mandates that the Town charge every resident in the Town's service area. This way the resident is not penalized for getting Village water service. Councilman Yerdon advised that 16 residents on the road are affected. The Village Mayor said he was not aware that this was going to be addressed at this meeting. Mayor Rodriguez said, "had I known, I would have come with someone from my water board to represent us in regard to water agreements and decisions". Supervisor Krupke advised that this is something that needs to be immediately discussed because of two reasons. First off, Krupke and the Richland Town Board feel that without this rate reduction, the Village would be putting undue financial burdens on those who obtain water from the village but live within Town boundaries. Once again, Mayor Rodriguez said he would like to have his Water Board represent the Village Board and make the decision regarding Water. Secondly, Mr. Krupke advised that the Town mandated charge of \$198.00 EDU charge will be on those 16 resident's tax bills which they will receive on the Town and County Tax Bill come January 1st, 2019. Krupke also advised that letters are being generated to inform all these residents of the new Town Water line charge(s). Mayor Rodriguez advised that the next Water Board meeting is scheduled for December 10, 2018 at 6:30 in the Village Office. It was suggested by the Mayor that the Town send Representatives to this meeting to make their presentation and obtain acceptance or denial of this Municipal Cooperation Agreement. The Village Mayor informed the Richland Town Board that their Village Board has relinquished Village Board Approval and Allows the Water Board to make all financial decisions regarding water. The next Village Board meeting is scheduled for January 14th, 2018. The Village Board will not be having a board meeting in December of 2018. In closing, Mayor Rodriguez did not think that a decision regarding the agreement could be finalized before the end of the year.

HALDANE/SNOW MEMORIAL COMPLEX SERVICE EFFORT:

The next order of business and original purpose of this joint meeting was to discuss the original Haldane Use Contract between the Village of Pulaski and the Town of Richland. The earliest discussion of possible contract termination took place at a joint meeting on August 23, 2018. Please refer to the letter from the Town of Richland dated August 16, 2018 formally requesting the Village of Pulaski's consent to the termination of the intermunicipal agreement between the Town and Village regarding the management of the Haldane Center. In that first letter, dated October 11, 2018, the Town informed the Village that they wished to terminate this agreement effective April 12, 2020, per contract outline. In the second letter, also dated October 11, 2018, it was the Town of Richland's intent to continue negotiations regarding management and ownership of this facility. Please refer to the letters of August 16, 2018 and October 11, 2018 regarding these issues.

At this meeting, Town Supervisor Dan Krupke outlined past discussions pertaining to this facility. Councilman Yerdon informed his audience that this agreement is over twenty (20) years old and quite archaic. Supervisor Krupke asked Mayor Rodriguez what the Village's take on the ownership and management of this facility is currently and what do they expect in the future. As previously stated by

Village Board members, the Town of Richland rented this facility for \$1.00 to manage in order to supply the Village and Town with a much need community center and sport facility. The Village Board members all agreed that they own the facility and it is their asset. Councilwoman Gilson said it sounds like the village wants the control of this complex but does not want financial and management responsibilities that goes along with that. Councilman Yerdon questioned Mayor Rodriguez in reference to their ability to financially support this facility without the Town's financial input. Councilman Yerdon informed his audience that when this contract was initiated, the Village did not have financial means in maintaining this facility without the financial assistance of the Town and Town taxpayers. Trustee Tighe asked if anyone has ever formulated a spreadsheet showing the cost of operating the facility and the amount of revenues received from its operation. Mrs. Tighe advised that this facility was a million-dollar asset when the management was turned over to the Town. She said she would like to see the figures of what the value of the property is now. Trustee Tighe also would like to see what expenses were spent over the last 20 years, as well as what investments and investment costs that have been applied to this asset, thus building equity. Haldane Advisory Committee William Wood was at this meeting to voice his concerns and opinions on this topic. Mr. Wood advised that the Hockey Association pays \$400.00 a month for the rental of the Haldane Building for 9 months of the year. June July, and August of each year is considered "off-season" of which no rent is charged or collected. Mr. Wood also stated that all utilities for the Haldane building are charged and directly paid for by the Hockey Association. All other utility charges are the expenses of the Lessee. Questions regarding the field maintenance costs, building repairs and other management costs were also asked and addressed by each board. Resident Bob Desimone asked each agency what they expect to receive from this facility? Ownership and Equity Investments were the main topics of discussion. Supervisor Krupke reviewed all the grants that have been received over the years for this facility and all the monies budgeted and collected for the operation of this facility.

Trustee Robert Dye informed the Town Board that he felt that the Town should hire a management company to oversee the facility and build or rebuild the fields as well as to improve the buildings to entice multiple billable users of the facilities all year long. Mr. Dye did say the Town Highway workers are the people who have made all outside improvements to the fields. Mr. Dye also commented "compared to the majority of the facilities that I have visited, most are state of the art and are in much better shape than our facilities, ours are not class A facilities". Mr. Dye said he would like to see these ball fields "redone" ("bull-dozed") by professional field designers" and rebuilt properly.

Trustee Tighe said she would like to see this complex utilized to its fullest potential. This means we could generate a revenue base to improve and maintain the integrity of its usefulness and life. Resident Carl Falk mentioned that the Town of Richland and the Village of Pulaski residents use this facility along with many other surrounding areas. Our school district and other surrounding school districts, villages and residents, and associations have used this facility in the past. In areas where Mr. Falk has lived, such facilities are supported by the association, club, agency, or corporation, group or leagues within the community. Right now, there is a no-charge use policy in effect. Supervisor Krupke said that this is subsidized by local tax levy and finds it could be financially burdensome to many of our taxpayers by charging them for use and taxing them for maintenance as well.

Resident Bob Desimone asked each board what each was one's Primary Reason for changing or not changing the contract currently in place. Trustees Ford and Tighe counter questioned Mr. Desimone by asking, "How do we (the Village) know that the Town wants to take over ownership just for investment purposes where it could be sold at anytime to receive a return on the investment from the equity in the property? Mr. Desimone interjected by asking if the Town feels the same way.

Councilman Yerdon and Councilwoman Haynes posed the same question to the Village. Councilman Yerdon said the Town is absorbing all the management costs in maintaining a facility they do not own, while building equity in someone else's property. In other words, the Town bears the management, full financial and taxing responsibilities of something that they nor their taxpayers own. Mayor Rodriguez said the purpose of this facility was to be enhance residential influences by offering the community a community park and recreation center. Councilman Yerdon agreed with this statement and said that this could be guaranteed by placing deed restrictions on the parcel at the time of sale or barter exchange. Mayor Rodriguez said he would be in favor of a hypothetical dual ownership concept of something like an 80/20 ownership split. Mr. Desimone said there needs to be a way of building confidence between municipalities.

Before continuing discussion regarding the Snow Complex, Supervisor Krupke said he would like to inform the Village that the Town has been advised by the State and its own auditors that the Town should be charging the Village for their Snow Plowing Service. Krupke said that this is one way how they could negotiate services without the transfer of monetary funding. The Town is prepared to offer snowplowing and/or street paving service(s) for a specified number of years for the ownership of the Snow Memorial Complex which would be guaranteed to be maintained as a community center complex for life.

Mayor Rodriguez informed the audience that if this issue was brought up 20 years ago, we would not be discussing ownership of this property because he felt that there would have been a resolution put to the voting public to request consolidation of government agencies. Mayor Rodriguez stated that this could also become an additional option to explore.

Councilman Yerdon told his audience that he personally getting tired of the Town being the only agency putting funding forward to build equity for some other agency. Mr. Yerdon suggested that the Village investigate and review the amount of equity that the town has generated for the Village of Pulaski's property. After working for the same outcome of having a community center and park for its residents, only the Village reaps the benefit of increased equity values. Mr. Yerdon also stated that this agreement does not allow any control to the management agent (Town of Richland) since everything must meet with the Village's approval because the Village owns the property and facility.

Trustee Tighe advised that before any financial decisions are made, she would like to see a certified appraisal of the facility. Councilwoman Haynes asked who will have to pay for the appraisal? Both parties agreed that only a management agent could advise on how to generate revenues.

Councilman Yerdon stated informed the Village Board members that if the Town withdraws from the current contract, the Village of Pulaski taxpayers will bear the entire financial burden of the complex.

Supervisor Krupke asked where do we go from here? Krupke asked that the Town be advised when the appraisal is completed. Dan said he would stay in contact with the Village Mayor Rodriguez in hopes that they both could come up model plans depicting upkeep and revenue generation.

Bob Desimone stated that a study needs to be completed that pinpoints who uses the complex and who manages the complex and establish a 10/15-year plan for its existence.

Since the Village of Pulaski does not plan a meeting for the month of December, the Town would like to address the Snow plowing issues and costs at the January 2019 Village Board meeting.

At 9:20 p.m., Supervisor Krupke asked for a motion to close this meeting. A motion to close this meeting was made by Councilman Yerdon and seconded by Councilwoman Gilson. On a roll call vote, this motion passed with board members voting as follows: Haynes, Aye; Gilson, Aye; Yerdon, Aye; Goodsell, Aye; and Krupke, Aye.

Respectfully submitted;

Robert L. North
Clerk
Special Project Coordinator