

**MINUTES OF A SPECIAL TOWN BOARD MEETING
HELD ON MAY 16, 2012 AT 6:30 PM AT
AT TOWN HALL, ONE OVEROCKER ROAD,
POUGHKEEPSIE, NEW YORK**

**PRESENT: Supervisor Tancredi
Councilman Baisley
Councilman Eagleton
Councilman Krakower
Councilwoman Shershin
Town Attorney Nelson
Town Clerk Miller**

**ABSENT: Councilman Conte
Councilman Cifone**

- **NOTE: Attachments pertaining to a particular Town Board Meeting will be found after the final minutes of that meeting, which are kept in the official minute books, held in Town Clerk's Office.**

Public comments made during a Board Meeting may be heard on the audiotape of that particular meeting, which is kept in the town Clerk's office.

{ } designates corrections or amendments to

6:30 PM

CALL TO ORDER

SALUTE THE FLAG

05:16-SM 1 – AUTHORIZE

Hornbeck Road Closing On First Taking

RESOLUTION

BE IT RESOLVED, that the Town Board of the Town of Poughkeepsie does hereby authorize the Supervisor to execute such documents as are required to effect the \$987.00 (\$1,008.69 with prorated adjustments) closing on a portion of the Mattino parcel, which is part of the Hornbeck Road Improvement Project; and

BE IT FURTHER RESOLVED, that this closing is part of an ongoing improvement project which has previously been the subject of a SEQR review.

SO MOVED: J. Baisley/S. Eagleton

ROLL CALL: Ayes: Councilmen Baisley, Eagleton, Krakower, Councilwoman Shershin and Supervisor Tancredi

Nays: None

CARRIED: 5-0

Special Meeting portion closed at 6:40 PM

SJM:lkm

**MINUTES OF COMMITTEE OF THE WHOLE TOWN BOARD
MEETING HELD ON MAY 16, 2012 AT 7:00 PM AT
TOWN HALL, ONE OVEROCKER ROAD, POUGHKEEPSIE, NEW YORK**

PRESENT: Supervisor Tancredi
Councilman Baisley
Councilman Eagleton
Councilman Krakower
Councilwoman Shershin
Town Attorney Nelson
Town Clerk Miller

ABSENT: Councilman Conte
Councilman Cifone

Supervisor Tancredi: We have one presentation tonight and it is on the Library and presented by Tom Lawrence:

05:16-PRESENTATION

By Thomas Lawrence, Concerning
The Boardman Road Project

Tom Lawrence, Director of Poughkeepsie Public Library District: I'm here before you this evening to talk about the Library District's plans to put a capitol referendum on the ballot this November pertaining to the expansion of Library services at 141 Boardman Road in the Town of Poughkeepsie. What you have in front of you is a narrative on the first page and a variety of drawings attached. The cover sheet talks about the goals of the project. For those of you who have been with the Town Government or aware of what we've been doing in the past in the Library District, back in 2006, we tried to put a joint referendum up to address problems at Adriance Memorial Library, which needed expansion and to try and address a problem that we've had in finding additional space for Library services in the Town. We had proposed, in addition to the Adriance portion, a branch on a land lease at the southern portion of the Poughkeepsie Rural Cemetery and through a variety of hearings during our EIS process, we had determined that probably would not fly and we pulled that portion of the project off the table. The voters did approve the project for Adriance in 2006 and that was in both the City and the Town that the voters approved that. The Library Board had, after we occupied Adriance and then re-focused its efforts on when we would be able to put up a referendum for finishing the capital expansion that we had planned. The economy, of course, was difficult for us, but we still struggled to find the right place. We had worked with the Faith Assembly of God Church on a variety of options. One, related to Casperkill when the Town was reviewing that possibility for a recreation center for the Town, but prior to that we had talked to the Faith Assembly about their parcel where their sanctuary is because at that time they were thinking of relocating their sanctuary on to the corner of Spackenkill and Boardman Road with expanded school facilities. That project, for their purposes, sort of evaporated, probably because of the economy, but one of the parcels they had picked up in the plan for Boardman Road was 141 Boardman Road, the Old Power Plant that IBM had to produce power for their heat for it's buildings on Boardman Road. So, we reconnected with Faith Assembly and we decided that the piece of property that they had that we would be most interested in was 141 Boardman Road. So, the goals of the project are

listed here (Item 05:16-SM1 ATTACHMENT TO FINAL BOOK COPY). We still have an ongoing and growing demand for library service. The advent of technology didn't reduce the need for libraries nor has it reduced the attendance of library programs or use of our materials in the library or over the internet services we deliver. We do recognize that there are serious space issues with our current branch in Arlington, which does not allow us to expand services to our patrons in our Town location. One of the things that the Library Board over the years has really struggled with, not internally, but from the community's perspective, is that the library district functions is a joint municipal passing district that provides library services. We do have ample evidence that shows that the Town residents use Adriance and City residents use Arlington. It is simply where you prefer to go and what ambiance you might like or traffic patterns during the day. There are people who won't go downtown and some who won't go to the Arlington Branch. So, when we look at what we try to do to fulfill library service for the Town, our ability to expand in a rented facility is very limited. So, when you look at the goals of the project we have here, they are goals we've had for a number of years and we feel that this property at 141 Boardman Road does really help address many of our outstanding issues. We feel the project will double the size of library space in the Town. Our meeting space will increase from one small inadequate meeting room to at least three. The current branch location on Haight Avenue would have to close, however, as we are not in a financial position to maintain three library service outlets. The relocated branch library would be at a site that is closer to the center of the Town's population and it is convenient to most traffic routes. This site on six acres would also allow, if necessary, for additional expansion. The reality is that the down town Adriance parcel is not conducive to any additional expansion. We still feel that library service and libraries, despite where we are going with technology, we find that people still flock to the library for a number of reasons. Libraries are changing in the sense that they are places where people gather for a variety of reasons. We are not going to look for lead certification on this project, but we do feel an economic need as well as an ecological need sort of look to how we are contributing to a carbon footprint. We can't really address those terms at the current site, we can address those concerns at the Boardman Road site. This project would re-use vacant property and it is property that is already off the tax rolls. There had been concern with other spaces we looked at about taking viable property off the tax rolls. We do recognize that this site is not where the Town's Master Plan would prefer to see a library, but, it does seem to fit in very well with the institutional and educational field Boardman Road has attained with Lourdes and the Poughkeepsie Day School. It is very convenient for north and south residents of the arterial. I have financial information that is the best that we can provide you. The rates that are available. The Board has authorized us to move forward on a 6.5 million dollar bond and we anticipate that bond to be in the neighborhood of 20 to 25 years. We have projected debt service to be no more than \$580,000 annually, which is apportioned between the City and the Town that described there. When you take the current tax rates and multiply it out to a dollar value of the homes values at four, three and two hundred thousand dollars, you get the rates there of 48, 36, 24 additional dollars to support this capitol expansion. We in the library, of course, feel that this is a valuable next step for library service. Value is relative, we understand that and we feel that it is affordable. Currently, the library district spends about \$125,000 on rent. That rent will only continue to go up. We would prefer not to

spend additional money on a rented facility for repairs and facelifts until we know exactly what the outcome of this referendum would be. Bonding costs, as you in the governmental realms probably know, will never be any cheaper than they are right now, they are near historic lows and so the advantage of trying to do something now offsets potentially more expensive costs in the future. We also know the contractors are pretty hungry and we could probably get good value for the dollar. (Mr. Lawrence described the drawings he has with him depicting the building layouts and which are ALSO INCLUDED IN THE FINAL BOOK COPY).

Councilman Krakower: What is the cost of acquisition of the property?

Tom Lawrence: \$700,000 and that's factored into the .5 million.

Supervisor Tancredi: What is the square footage of the current Arlington Library to what the library portion of this building would be, if approved?

Tom Lawrence: Arlington is around 6,500 and this building without the Friends Space, about 14,000. The Friends would be another 10,000.

Councilman Baisley: Is that on a bus route up there?

Tom Lawrence: No, and that's one area we will have to address. We are looking into talking to the City about having the bus going out there.

Councilman Baisley: I think the location is a better location because we have major issues with the First Ward not using the library because it is very inaccessible and I don't know if that is a better avenue or not, but I think that that's about the center of Town. The bus would be a benefit.

COMMITTEE REPORTS

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| 1. FINANCE | Councilman Krakower: No report |
| 2. FIRE ADVISORY | Councilman Conte: We had a meeting last month discussing some Town issues on putting the Fire Advisory Committee back together as it was off for a couple of years. We will update you as we go forth. |
| 3. GOVERNMENT OPERATIONS | Councilwoman Shershin: No report |
| 4. LAND USE & PLANNING | Councilman Krakower: No report |
| 5. PERSONNEL | Councilman Eagleton: No report |
| 6. RECREATION | Councilman Baisley: No report |

7. SENIOR CITIZENS Councilman Baisley: No report
8. TECHNOLOGY & EQUIPMENT Councilman Eagleton: No report
9. WATER, SEWER, HIGHWAY Councilman Eagleton: No report

Motion made to suspend the rules for public comments: Supervisor Tancredi/S. Eagleton

CARRIED: 5-0

Doreen Tignanelli: I was waiting hear if there was anything new on the audio equipment for the meeting room?

Supervisor Tancredi: We are ready to roll. Mr. Nelson is putting the contract together and that's all we are waiting on.

Doreen Tignanelli: Ok. What about the senior citizen center?

Councilman Baisley: We are looking at it now and going through every thing for what we have to do to go forward.

Doreen Tignanelli: So the White Engineer's Building is off the table?

Supervisor Tancredi: No, it's still on the table. I talked to the low bidder this week and he is still here and willing to wait and give us time. He's anxious, but I told him we didn't know in what direction we were moving in, but that's still a possibility.

Doreen Tignanelli: Ok, the Library. They said they were going to do a submittal, but that's not allowed right now, right, in the Institutional Zone?

Supervisor Tancredi: It's not. We have a Public Hearing the first meeting in June.

Rob Rubin: In regard to the library. If that does go through, the project on Boardman Road, I would hope that you folks would look and take a look and see what impact it might have on the lessening of the Town's usage in Grinnell and possibly the \$40,000 each year that we give them to help in their operations there. So, there might be some reduction in payment you might incur as a result of the usage of library service.

Councilman Baisley: That would be nice Rob, if there is a shift. I would hope to see a shift. We're a little closer, so-

RESOLUTION

BE IT RESOLVED, the Town Board of the Town of Poughkeepsie does hereby adjourn to Executive Session to consider the following matters, to wit:

1. Confidential communication between attorney and his client/Town Board and Assessor based on attorney/client privileges.

BE IT FURTHER RESOLVED, that there will be no action appropriating money.

SO MOVED: J. Baisley/S. Krakower

ROLL CALL: Ayes: Councilmen Baisley, Eagleton, Krakower, Councilwoman Shershin and Supervisor Tancredi

Nays: None

CARRIED: 5-0

SUPERVISOR TANCREDI ASKED KYLE BURNETT TO JOIN THEM IN EXECUTIVE SESSION

TOWN BOARD WENT INTO EXECUTIVE SESSION AT 7:26 PM

TOWN BOARD RETURNED FROM EXECUTIVE SESSION AT 8:10 PM

NO ACTION WAS TAKEN

Motion made to close the meeting: Supervisor Tancredi/J. Conte

CARRIED: 5-0

COMMITTEE OF THE WHOLE MEETING CLOSED AT 8:13 PM

SJM:lkm

