

Special Meeting--Town of New Paltz
April 28, 2008

Present: David Lewis, Ken Wishnick, Jane Ann Williams, Toni Hokanson

At 9:15 a.m. Rick Alfandre, architect, quoted the total cost of renovation for the ASR building roughly at \$150,000. plus professional costs.

Councilman *Wishnick* questioned if any of those renovations could be transferable when moving; *Rick Alfandre* responded no.

Councilman Wishnick suggested choosing wall dividers and other items that might be moved when the time comes for a permanent building.

Alfandre – spoke of specific costs, i.e., handicap ramp, handicap accessible bathrooms, partitions and doors to separate male and female locker rooms, and a partition for security purposes. Most of these would be built in.

Councilman Wishnick suggested that rather than risk cost overruns, the chief be given a total dollar allocation and allow him to pick his priorities within the renovation budget.

Rick stated that there is a need for security between the police and the rest of the building.

Councilman Lewis said 1. New Paltz Auto is in the Village, 2. you could renovate to later own, 3. we could not pay more than the appraised value; ASR would be temporary and a long-term solution would be based on getting the Costantino property.

Alfandre – we would be solving two problems: 1. Police 2. facilities for the court. ASR may be a temporary solution but it would allow you to look for a more permanent space.

Councilman Lewis stated that renovations are needed on both buildings, ASR and New Paltz Auto. He suggested looking into purchasing the auto building, renovating the part needed for Police and the part not being used could be rented back to Mr. Rizzo.

Councilwoman Williams stated that Mr. Rizzo made no mention of selling the property.

Dave Lent informed the Board that to purchase the auto building it would be necessary to present a bond issue to the voters.

Councilman Lewis stressed that there is a need to find a permanent solution.

Councilwoman Williams stated she is looking at a different solution: first the immediate solution: ASR for the police. Second, look for a solution for the rest of the problems. She believes the thing to do is solve the immediate space problem of the police and then go on from there.

Councilman Lewis reiterated that no matter what place is selected, renovations are needed.

Councilman Wishnick agreed that renovations are needed but he felt if the board agreed to ASR it would be an immediate solution. We could have the police moved in a few months; however if the board chooses New Paltz Auto nothing could be done until voters approved a bond, in November, and if the bond issue did not pass then the board would have to start all over again.

Councilwoman Lewis insisted that Mike Rizza is willing to sell in three years.

Councilwoman Wishnick replied that there has been no commitment from New Paltz Auto and the Town would still have the uncertainty of a referendum passing on this more expensive project.

Supervisor Hokanson suggested putting out to bid on one issue.

Councilman Wishnick sees a need to explain the issues to the community before we ask to bond.

Councilman Lewis suggested committing to a lease, then buying it then leasing it back to Mr. Rizza. He does not think it is a good idea to isolate the police on South Putt. He prefers to keep the police in the Village and believes it is the will of the community that the facility be located within the Village.

Councilwoman Williams assured Dave Lewis that South Putt Road would be a temporary location; Mr. Rizza's plans are unknown to the board, and she is in favor to take a temporary step.

Carol Roper wanted it known that isolation of the police is not a major issue to the Municipal Space Committee and is not convinced that New Paltz Auto is the best place.

Supervisor Hokanson stated that the thought of spending \$600,000 then walking away when the lease is up, is sickening.

Councilman Wishnick agrees with Supervisor but sees this as the best known solution none the less.

Dave Lent suggested looking at it cost per year rather than three years at ASR = \$400,000 and that would be the same as what you spent at New Paltz Auto

Councilman Wishnick made a motion on principal we choose an option rolls everything we do into one bond issue or we choose a option not to bond, he explains we agree to pursue 1 bond issue, we will not piece meal bond issue.

Supervisor Hokanson stated she understands both sides but feels we need to move forward with ASR with a minimum cost for renovations and then make a decision on permanent with in year. She strongly believes we need to move forward.

Councilman Wishnick withdrew his motion.

Councilman Wishnick supports the idea of get out in three years but for insurance he suggests to 4 additional one year extensions at our discretion bring the potential to 10 years.

Councilman Wishnick made a motion to seek an extension to include four more one-year extensions. Seconded by Councilwoman Williams, vote as follows Aye votes from Council members Williams and Wishnick; Nay votes from Supervisor Hokanson and Councilman Lewis.

Supervisor Hokanson feels the best thing to do is sign the current lease and move forward on the renovations, keeping those cost down. The lease is for three years with three one-year extensions. She is not thrilled with this but feels it is the best option. She stressed renovation cost must be kept down and a search for a permanent place must continue.

Councilman Wishnick moved to authorize the supervisor to sign the current lease with ASR: three years with three one-year extensions, and keep renovation costs down. Seconded by Councilwoman Williams, the vote follows: Aye votes from Supervisor, Councilwoman Williams and Councilman Wishnick; nay vote from Councilman Lewis, motion carried.

Councilman Wishnick moved to retain Rick Alfandre as the designer, since he is most familiar with the situation. Seconded by Councilwoman Williams, the vote follows: Aye votes from Supervisor Hokanson, Council members Williams and Wishnick; one Nay vote from Councilman Lewis, motion carried.

Graves/Morris – Request for reimbursement for insurance deductible: to be addressed at the next meeting of April 30th.

At 10:05 a.m. Councilwoman Williams made a motion to adjourn. Seconded by Councilman Wishnick, all aye votes cast, motion carried.

Respectfully submitted,

Mary Ann Liggan
Deputy Clerk