

**Village of Hamilton
Board of Trustees
Special Meeting July 17, 2012
6:00p.m. Village courthouse**

APPROVED MINUTES

Present: Mayor Margaret Miller; Trustees: Russell Lura, Sam Cooper, Dominick Pangallo, and Debbie Kliman; Administrator Sean Graham; Treasurer Mary Ann Henderson.

Public Present: Shannon Mantaro, Director PCD; David Hale, Colgate; Linck Johnson, Colgate; Susan Belasco; Alexis & Erika Perez, owners of Swank; Sally Lura; Leslie Yacavon, owner of the Peppermill; Bob McVaugh, chair of the Village Planning Board; Roger Bauman, professional retiree; Kerri & Aidan Woods, residents; Carolyn Todd, Town of Hamilton Council; Shirl Truett, resident; Regina Sylvestri, resident; Bill Todd, resident; Jim Stokes, Village Attorney; Jane Pinchin, Colgate; Linda Leach, resident; Lori Thomberlin, owner of the Evergreen Gallery

The Mayor called the meeting to order at 600p.m. and led the Pledge of Allegiance.

Approval of Agenda: A **motion** was made by Trustee Cooper to accept the agenda as presented. The **motion** was seconded by Trustee Pangallo and carried.

Public Comment: None

New Business

DPW Truck: Administrator Graham reported Randy Weaver has an opportunity to purchase a truck from the Town of Hamilton for \$42,000.00. It has 71,000 miles on it. It will replace the Ford 5-50. He has budgeted \$49,000.00. He would like the Board to authorize the purchase of this truck.

Resolution to purchase truck from the Town of Hamilton

**RESOLUTION NO. 115-2012
OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF HAMILTON
Truck Purchase From The Town of Hamilton**

WHEREAS, the Town Board of the Town of Hamilton has declared its 2004 International 7300 as surplus Town property no longer needed for Town purposes and has offered to sell said truck to the Village of Hamilton for the price of forty two thousand dollars (\$42,000.00), and

WHEREAS, the Village Administrator has advised the Board of Trustees that said truck is suitable for the Village's needs, that the Town's asking price for the truck is a reasonable market value price, and that funds have been appropriated and are currently available to purchase this truck in budget line 5-5110.2, 5-5142.2, 5-8189.2 and 5-5610.2 .

NOW, THEREFORE, IT IS HEREBY RESOLVED that the purchase of this truck from the Town of Hamilton constitutes a purchase of second-hand, surplus equipment from another political subdivision which is exempt from the competitive bidding requirements of section 103 of the General Municipal Law, and it is hereby further

RESOLVED the Village agrees to accept the Town of Hamilton's offer to sell its [2004 International 7300 to the Village of Hamilton, and that the Village purchase said truck for the price of forty two thousand dollars (\$42,000.00), and that the Village Treasurer be, and hereby is authorized to make such payment to the Town of Hamilton.

Motion by Trustee Cooper, seconded by Trustee Kliman and carried.

Committee Appointments: The Mayor appointed Bill LaRuffa to the Recreation Commission for a 2-year term and JohnnyeDee Loop to the Mural Commission for a 2-year term. Bill LaRuffa no longer wishes to be on the Parks Advisory Committee.

Old Business

DPW Building Site: Administrator Graham reported he is gathering names of different companies to give a quote to do the archeological dig at the Airpark. Administrator Graham brought a set of plans for a new building for the Board to review. The plans were done by Finger Lakes Construction. The proposed cost is approximately \$875,000.00. It was asked if the new proposed building had to be in the Village or Town limits. A possible location on Eddy Road was suggested. Administrator Graham will layout the proposed building on several locations that the Trustees will view.

Colgate Arts Center-Vice President of Finance and Administration David Hale's Presentation: Mr. Hale stated the idea is the Center for Art & Culture. That is a very intentional name. The word museum was purposely not used. The center will include the Pickard Art Gallery and the Longyear Museum of Anthropology. This is not simply about being a collection's museum. Envisioned as a dynamic open facility that could host major exhibitions, collaborate with local artists, provide seminar and lecture space, providing outreach for school children both local and regional. While this project most likely will bring visitors to Hamilton it will also be another venue for the community to come together year round. At this stage there are no drawings/plans available, most of the work has been planning for the project. Colgate has selected an architect. The property 18-20 Utica Street is owned by the Hamilton Initiative. The Pickard and Longyear collections have outgrown their current space. They also are being housed in a building without a climate control setting, which the new facility would have. The project would incorporate between 12,000-18,000 gross square feet, there is a possibility that it would set back from the street, that is might have dual entrances (one on Utica St. and one on Madison St.), the interior would have a flexible space, there would be seminar rooms, area for visiting artists at work, and community rooms for lectures. The selection of the Parry's building was to make it not only a Colgate asset, but an asset for the Village community. Putting this in the B1 district should provide the economic engine for our local merchant's. Mr. Hale stated there are case studies showing that museums provide a real economic multiplier for communities. Placing this building in the BT would encroach more on the residential neighborhoods. Placing this facility on campus would not spur activity in the downtown area. Mr. Hale addressed the tax-exempt status. He again stated that this building is owned by the Hamilton Initiative. The Palace Theater, the Movie Theater and the Colgate Inn are also owned by the Hamilton Initiative and are on the tax rolls. President Herbst provided a letter to the Mayor last week committing the University(in the event they were to ever take possession) to keep the property on the tax roll . The new building would be paying more in taxes which is a benefit to the Village. Parking is a concern, and they fully understand the importance of working with the Planning Board and the Board of Trustees to address the parking needs. Mr. Hale summarized by saying this is an exciting and profound opportunity. He believes this project could provide substantial economic uplift to our downtown district. This will attract visitors and provide another opportunity for our community. Trustee Lura asked for a time-frame. Mr. Hale stated the are hoping to have a rough design with a cost estimate in October. Then fund-raising would take place. Mr. Hale extended an invitation to all to a reception to meet the architect at the Village Library at 6:00p.m. Trustee Lura asked if the old building would be demolished. Mr. Hale stated that probably will be the case. Trustee Pangallo asked if collections will be stored at the new facility. Professor Johnson stated that they are large collections and that the hope is to, but may not. Trustee Cooper asked if the design of the building would fit with the character of the Village. Carolyn Todd read a letter stating her concern with transparency, perception, and the design of the project. Leslie Yacavone stated that she thinks that this is a fabulous idea and will bring people downtown. Jane Pinchin hopes that the Village doesn't miss this great opportunity and that this will help the local businesses in the summer. Erika Perez is thrilled with this project and fully supports and believes that Hamilton could become a destination. Roger Bauman stated he supports the project and right now there are empty storefronts and that having this building downtown might help create new interest in businesses to come to Hamilton. Lori Thomberlin stated that she sees this as a great opportunity for the local businesses to expand, thus, hiring more local people. Linck Johnson stated that this is a great opportunity to enhance the Village economically and culturally. Attorney Jim

Stokes was asked by the mayor on the best way to proceed. He stated that he would caution everyone that this is the beginning of a lengthy process and cannot not be done overnight. Bob McVaugh urged the Trustees to consider a planned district. The next step is to receive a request from the applicant.

Debt Service: Treasurer Henderson stated that the Trustees had asked what \$89,000.00 would buy. She distributed a schedule with dollar amounts, terms, estimated interest rates and the projected annual debt service. At the end of 2013 two bonds will be paid with an annual payment of \$89,000.00. This information will be used to determine how to prioritize capital project needs.

Attorney Jim Stokes-Executive Session

Executive Session: A **motion** was made by Trustee Cooper to enter into executive session to discuss contractual issues at 7:30p.m. The **motion** was seconded by Trustee Pangallo and carried.

A **motion** to exit the executive session was made by Trustee Kliman at 8:25p.m. The **motion** was seconded by Trustee Pangallo and carried.

**Village Attorney
Retainer Agreement
RESOLUTION #116-2012**

WHEREAS, the Board of Trustees of the Village of Hamilton a special meeting on July 17th, 2012, and

WHEREAS, the Board of Trustees of the Village of Hamilton from time to time is in need of legal representation, now

THEREFORE BE IT RESOLVED, that the Board of Trustees of the Village of Hamilton appoints James T. Stokes of Stokes Youngs, PLLC as the Village of Hamilton Attorney, and

BE IT FURTHER RESOLVED, that Stokes Youngs, PLLC services shall be retained as General Counsel to the Village of Hamilton Board of Trustees as specified in the Legal Services Agreement between the Village of Hamilton and Stokes Youngs PLLC dated July 19th, 2012, and

BE IT FURTHER RESOLVED, that the retainer fee for Legal Counsel provided by Stokes Youngs PLLC shall be two thousand seven hundred and ninety dollars (\$2,790) per month, and

BE IT FURTHER RESOLVED, that the term of this agreement shall begin on July 1st 2012 and terminate on May 31st, 2013.

Motion: Trustee Lura, Seconded by Trustee Cooper and carried.

**Village of Hamilton
Resolution # 117-2012**

Village of Hamilton Board of Trustees

“Regular Monthly Meeting”.

At the special meeting of the Board of Trustees of the Village of Hamilton, New York, held on July 17th, 2012, the following resolution was adopted:

WHEREAS, the Board of Trustees of the Village of Hamilton has determined that the regularly scheduled monthly meetings of the Board of Trustees continue to held on the third Tuesday of each month; and

WHEREAS, the Village of Hamilton Board of Trustees meetings shall continue to start at 6:00 PM; now

THEREFORE BE IT RESOLVED, that the Board of Trustees, of the Village of Hamilton Authorizes the Village Clerk to publish notice that all regularly scheduled Village Board of Trustee meetings shall be held on the third Tuesday of each month start at 6:00 PM local time.

Moved by Trustee Cooper , seconded by Trustee Kliman, Carried: Unanimously

A **motion** was made by Trustee Cooper to schedule a Public Hearing for August 21, 2012, at 7:00p.m., at the Village Courthouse, regarding the proposed Sound Ordinance. The **motion** was seconded by Trustee Pangallo and carried.

Adjournment

There being no further business to come before the Board, Trustee Lura made a **motion** to adjourn. The **motion** was seconded by Trustee Pangallo and carried. The meeting was adjourned at 8:32p.m.

Respectfully submitted,

Kim Taranto