

A joint workshop with the Kingsbury Town Board and Hudson Falls Village Board was held on February 26, 2015 at 5 p.m. at the Kingsbury Town Hall; 210 Main Street, Hudson Falls.

Members of the Kingsbury Town Board, Supervisor James Lindsay and Councilmen's Paul Bromley, William Collins, Richard Doyle and Henry Freebern of the Kingsbury Town Board were present. Also present were Cynthia Bardin, Town Clerk; Mary Ordway, Comptroller and Jeffrey Meyer, Attorney for the Town.

Members of the Village Board, Mayor John Barton and Village Trustees Robert Cook, James Gallagher, Tom Van Aernem and Mike Horrigan were present. Also present were Bill Nikas, Attorney for the Village and Matt Mabb the Village Justice.

Supervisor Lindsay opened the meeting by discussing his concern with a Hudson Falls Village Board Position Statement that Mayor Barton had delivered to him on February 23, 2015. Supervisor Lindsay gave the Town Board copies of this statement at their Town Board Meeting on February 23, 2015. Supervisor Lindsay knows that there is a petition circulating and is concerned that the position statement document is the basis for the petition. Supervisor Lindsay stated that the Board has not had an opportunity to correct all the wrongs in the position statement.

Village Trustee Mike Horrigan commented that the Village Board had no idea about the petition, he, as a taxpayer had started the petition himself. Supervisor Lindsay commented that Horrigan has a right to file a petition but he wanted to be sure the right information was available to the citizens signing the petition. Horrigan responded that he is questioning the amount of money (\$650,000.00) in a Bond Resolution adopted by the Town Board on February 9, 2015.

Mayor John Barton suggested that the Town Board clarify the numbers. Councilman Bromley explained there was an engineer who looked at the renovation of Michigan Street as any municipal job would be. You would have four contracts as any government job goes. The estimate to renovate the Town Hall portion was \$387,000.00, with \$53,000.00 being engineering costs. The court addition estimate was \$376,000.00, with engineering costs being \$51,000.00. The Board decided the estimates were too high. Councilman Bromley is willing to be the project manager for the Michigan Street project, as he was for the construction of the Town Highway Garage. The Town would hire two local carpenters, who are qualified to do the work, as temporary employees for the Town. Supervisor Lindsay stated that the Board had checked with Civil Service and the Association of Towns to make sure they could hire temporary employees to complete the renovation to Michigan Street. The Town would purchase and provide the materials to do the work. With this plan, the engineering and labor costs would be approximately \$100,000.00, the material to be approximately \$300,000 - \$350,000. The Board will go out to bid for the materials, at that time the cost of materials will be known. The Board has determined the maximum amount to be spent on the renovation and addition would be approximately \$500,000.00. Village Trustee Horrigan questioned why the Board had asked for \$650,000.00. Councilman Bromley explained that you never borrow exactly what you need. Comptroller Mary Ordway commented that it was her recommendation that we use a higher figure, as the Town had in the Highway Garage project. Attorney Jeffrey Meyer commented that the Town is looking for permission to borrow up to that

amount. Councilman Bromley stated the Town will borrow only what is needed for the project and the Board has made a conscious decision that they are not going to spend more than \$500,00.00 on the project. Supervisor Lindsay stated that the Town anticipates \$850,000.00 of revenue in the next two years, with the two Town-owned properties on Dix Avenue. Village Trustee, Michael Horrigan commented if the Town was to borrow \$650,000.00 for a 10 year period that would be a payment of \$65,000.00 per year plus interest. Supervisor Lindsay explained that we have a contract for the sale of the Dix Avenue Drive-In Theater in the amount of \$575,000.00 and the location of the former Highway Garage is appraised at \$275,000.00 and is on the market. Councilman Doyle added we would also have \$175,000.00 from the sale of 210 Main Street to Hudson River Music Hall. Supervisor Lindsay commented "What the Town is anticipating is short-term borrowing." When monies are received from the sales, they will be applied to pay down the loan for the renovation of 6 Michigan Street, with the exception of approximately \$400,000.00 from the sale of the Dix Avenue Drive-In property that must be used to pay back the taxpayers. Councilman stated the proceeds of the sale of the former Highway Garage would most likely be applied to the loan for the construction of the new Highway Garage. We could expect approximately \$150,000.00 from the sale of the Dix Avenue Drive-In and \$175,000.00 for the sale of our current location, after commissions approximately \$300,000.00, to pay down the loan for the construction and renovation of 6 Michigan Street.

Mayor John Barton asked if the purchase of 6 Michigan Street was a cash deal. Supervisor Lindsay commented that it was a cash deal and the Town now owns the building, the Town's name is on the deed.

Supervisor Lindsay suggested they discuss the alternatives of the courts. Lindsay commented there was an indication of the Village doing away with their Court. Village Trustee Horrigan responded "Possibly". Supervisor Lindsay responded it is a great thing to discuss, but the Board is a little leery. Five (5) years ago the Town came forward with a proposition to consolidate the Courts. Councilman Doyle had spent numerous hours on this project. Supervisor Lindsay also stated the Town offered \$20,000.00 to the Village to make up the loss of revenue generated from the Village Court. Supervisor Lindsay stated Councilman's Doyle had the limb cut off from him at a meeting held in Village Hall. Councilman Doyle stated the community was not ready to consider the consolidation at that time. Council Freebern asked Councilman Doyle what had occurred at the last Village Board Meeting that he had attended. Councilman Doyle stated that Mayor Barton had not arrived and it was not addressed that the Village Justice position would be eliminated, but if it is something the Village Board is contemplating, he would need help from Bill Nikas or Jeff Meyer. Councilman Freebern asked Matt Mabb, Village Justice, if he had decided not to run for another term as Village Justice. Judge Mabb responded that he is going to run again, he is not certain where that information came from. Mayor Barton commented that if the Village were to decide to dissolve the Village Court that cannot be done until 2016, at the end of Judge Mabb's term. You could pass a Local Law today, which is subject to permissive referendum, to abolish the position of Village Judge which would be in effect in April 1, 2016. One of the key points in the dissolution study that was conducted five (5) years ago was to research ways to merge the communities and services. A discussion continued about how other Towns conduct their courts.

Councilman Doyle commented that if the Village does decide to dissolve their Court, it would be the responsibility of the Town to conduct Court for the Town and the Village. Trustee Horrigan commented he is in favor of the Village not conducting Court business in the Village Hall. Horrigan recalled an incident of a defendant sitting in front of the Village Hall door, on the floor with his legs crossed. Horrigan had to step over him and asked him to be seated in a chair. Horrigan stated this is an everyday occurrence in Village Hall. Town Comptroller Mary Ordway commented we have similar incidences in the Town Hall also. A discussion followed about defendants having a meeting/conference with their attorney in the hallways outside the Court Rooms at the Town & Village Hall. Councilman Bromley commented a conference room is planned for attorneys and their clients in the proposed Court on Michigan Street. The plans for Michigan Street also include a separate entrance for the Court, separate from the Town Hall, and a separate entrance for the Judge. The Court Clerk is also given an extra level of safety by having access to Town Hall should they have to. Councilman Bromley also stated the clerk being by themselves was concern of his if the Courts were to move to the Village-owned building on John Street. Mayor Barton asked if it were possible to create a separate entrance for the Court in Village Hall. Councilman Bromley stated it depends on how much you can do yourself or if contracted out how much the cost would be. Councilman Bromley also commented the Village had installed an elevator and some foyer space which cost a million dollars. Trustee Horrigan asked if the only concern Councilman Bromley has with the Courts consolidating at John Street is the safety of the court clerks. Bromley responded that the cost of renovation would also be a concern, because it is an old building. Supervisor Lindsay commented initially there was talk of the Town and Village Courts sharing space at John Street. The Town became disinterested when there was talk from Village Trustee Bob Cook and Village Attorney Bill Nikas that the Village was no longer interested in moving their Court to John Street, but the Town could move their Court to the John Street location. Councilman Bromley commented from his own point of view he would not want two women as court clerks, alone in the building on John Street. Trustee VanAernem commented a block away at an accountant's office; there are lots of women working in an office. Councilman Doyle suggested that it would be good to know what the cost would be to renovate the John Street location to a court facility shared by the Town and the Village. Trustee Horrigan asked how everyone felt about the court clerks being in the building on John Street. Councilman Doyle would be comfortable with two court clerks in the building. Supervisor Lindsay stated that he would have issues if one clerk were in the John Street location by themselves. Judge Mabb commented it does not matter if you combine the courts or dissolve the Village Court and if it is decided to keep both courts you can share the facility, but each clerk would need their own office. If the courts are consolidated the court clerks could share an office. Councilman Bromley asked Trustee Horrigan what he thought the advantage would be to locate the courts at John Street would be. Trustee Horrigan responded in moving the Court to John Street, you could construct a wall in the current Village Court and construct offices to house the Town offices. The Town has already purchased a building, but could be sold. Councilman Doyle commented the Board spent a lot of time and money researching a move of the Town Offices to the Village Hall. Councilman Doyle also commented the cost estimate for the Town to renovate Village Hall to accommodate the Town Offices was \$1.6 million. Town Supervisor Lindsay commented a move of the Town Offices to Village Hall could possibly work but space would be very tight. Mayor Barton commented let's say it is \$300,000.00 to renovate John Street, put both courts in there and use it as Town & Village Board Meeting; and free up space in Village Hall to house the Town

Offices. Trustee Cook commented he feels better hearing the Town does not intend to borrow \$650,000.00 and the Town anticipates the sale of Town-owned properties to pay down the loan secured for renovation of Michigan Street. Trustee Cook commented that this will not have an impact on the taxpayers. Trustee Cook commented the following: Option 1 – the Town continues with the proposed plan; Option 2 - The Town disband their plan and the Town & Village would be housed in Village Hall and renovate John Street to accommodate the Town & Village Courts; Option 3 The Town moves their office space to Michigan Street and does not add a court room; but shares a court room with the Village on John Street. Comptroller Mary Ordway asked if the Town and Village were located in Village Hall what would the cost would be; the Village has never provided the Town with a cost. Comptroller Mary Ordway commented to Trustee Horrigan if he files a petition against the resolution to borrow to renovate 6 Michigan Street; it will hold up the renovation of 6 Michigan Street. Horrigan commented it is his right as a citizen to do so. Supervisor Lindsay and Councilman Bromley agreed that Horrigan has the right to file a petition and no hard feelings would be harbored. Councilman Bromley commented the Town Hall's move to Michigan Street; moving into a more modern building will cut the operating expenses. A discussion followed after which the Town Board and Village Board agreed to share the cost to hire Highlander Engineering to determine the cost to renovate the building on John Street to a court-shared facility.

Respectfully submitted,

Cynthia A. Bardin

<http://www.kingsbury.ny.gov/>