**Approved Minutes**

**Present**: Allison Tokarz, Marc Lambert, Steve Ritchie, Alannah Coshow, Dean Markham and Alan Hurst (via telephone)

**Not Present:** Janine Jiantonio

**Other attendee(s):** Jeffery Jylkka: Director of Finance, Michael Maniscalco: Town Manager and Dean Michelson: Public Works Director

**1-2. Chairwoman Tokarz called the meeting to order at 6:30 p.m. followed by the Pledge of Allegiance.**

**3. Public Remarks**

**Patience Anderson – 17 Anderson Way:** Speaking as the Town Council Chair, Ms. Anderson informed the Board that the Council completely supports the land acquisition and while this is land that the town has inquired about in the past at a much higher price, it also makes sense in looking at the Plan for Conservation and Development. Finally, she informed the Board that there is also the potential of a water source that could be gained through this acquisition.

**Kevin Reich – 9 Arch Drive**: Mr. Reich, also speaking to the land acquisition agenda item, noted for the Board, the numerous opportunities that the purchase of these two parcels could offer including additions to Memorial School, re-configuring the traffic flow at memorial school and the opportunity to possibly gain an additional water source for the town.

**Pete Brown - 76 Barton Hill Rd:** Mr. Brown stated that this land acquisition is a “no

brainer” and that we need to “grab it” now.

**Kevin Reich – 9 Arch Drive:** Mr. Reich addressed the Board again to make them aware that the current Memorial School building in relation to the size of the current land it sits on does not meet the town’s zoning regulations in that it should not be more than 62,000 sq.ft. when in actuality, the current building is 81,000 sq.ft. Therefore, the town’s purchase of these parcels adjacent to Memorial School would afford the Town the opportunity to correct that issue.

**4. Discuss and take possible action on an additional appropriation of $85,000 and approval of the acquisition of 2 parcels of land.**

Discussion began with Mr. Markham making a motion to recommend an appropriation of $85,000 for the purchase of two parcels of land from the Estate of Dominic Didomizio and authorize an associated fund transfer for acquisition of the property (See full Resolution below). Mr. Markham’s motion included two amendments to the resolution as written (Parcel A - 9 acres not 10 and Parcel B – 21.5 acres not 15. both corrections noted below). It was also noted that some of the supporting documentation provided to the Board is mislabeled reversing the labeling of Parcel A & Parcel B. The motion was seconded by Ms. Coshow.

RESOLVED, that the Board of Finance recommends that the Town of East Hampton appropriate $85,000.00 from unassigned General Fund balance for the purchase of two parcels of land from the ESTATE OF DOMINIC DIDOMIZIO (“the Property”) and described as:

PARCEL A

A certain piece of parcel of land situated in the said Town of East Hampton, containing ~~(10)~~ (9) acres, more or less, bounded and described as follows, to wit:

Commencing at the Southwest corner of said lot running EASTERLY to a bound; thence NORTHERLY to heap of stones; thence WESTERLY to stump and stones; thence NORTHERLY to Airline R. R.; thence NORTHERLY to said Railroad to land of Louis Loffredo Estate; thence running Southerly by said Loffredo estate land and land of Lloyd Sellew et ux to point of beginning.

Bounded

North by Railroad and land of Lloyd Sellew, et ux;

Easterly by railroad and land of Lloyd Sellew, et ux;

Southerly by land of Lloyd Sellew, et us and an Old Highway; and

West by Estate of Loffredo and land of Lloyd Sellew, et ux.

PARCEL B

A certain piece of parcel of land situated in the said Town of East Hampton, containing ~~(15)~~  (21.5) acres, more or less, bounded and described as follows, to wit

Bounded NORTHERLY by an old Highway and land of Lloyd and Alice Sellew; EASTERLY by land of Lloyd and Alice Sellew in part and partly by land of N. Ethel Batschelet; SOUTHERLY by land of Orlando Pelligrini in part, partly by land of John Isacson and partly by land formerly of Harlan G. Hills; and partly by land of the Town of East Hampton; WESTERLY by land of the Town of East Hampton in part and partly by Highway (Smith St.)

Being the same parcels conveyed by deeds at Book 87, page 32 and Book 87, page 33 of the East Hampton Land Records.

This recommendation is made based upon the conclusion that the finances of the Town of East Hampton will not be adversely impacted by the appropriation. The appropriation shall not be made until the real estate purchase is approved in accordance with requirements of the Charter.

FURTHER RESOLVED, that if the purchase of the Property is approved in accordance with the Charter, the Board of Finance authorizes a fund transfer from the general fund to a capital fund for the purchase of the Property in the amount of $85,000.00 to include the cost of the purchase of the Property and any legal fees or expenses associated with the acquisition of the Property. Any unspent amounts will be returned to the general fund.

Close to a 40-minute discussion followed the motion with many questions being asked of the Town Manager and Council Members in regard to the history of the town’s interest in these parcels and failed attempts to acquire them in the past, as well as, elaboration on potential uses for the land given the topography (wetlands, gradient, etc.). Discussion concluded with some Board members still feeling uneasy with the “unknowns” that still exist (i.e. quality and quantity of viable water and actual percentage of “usable” land vs. wetlands) and the lack of opportunity to perform a site walk while others viewed it as, at the very least, open space for the town to acquire at a very economical fee, and at the most, land that could help with the water issues at Royal Oaks and expansion opportunities for the Memorial School campus (addition to the school, additional entrances/exits, sports fields, etc).

**Vote: 4-2 (Tokarz & Coshow). Motion Passed.**

1. **Discuss and take possible action on a capital reserve fund transfer for Public Works Department**

Mr. Markham began the discussion, sharing his knowledge of this request from the discussion and approval at the recent Capital Committee Meeting. He stated that this request is straight forward in that it is a request to transfer funds reserved for items that are no longer “priorities” to the Public Works Department in order to purchase a Truck that will provide multiple benefits for the department and town. With that, Mr. Markham made a motion to recommend the requested transfer of funds (see full resolution below. The motion was seconded by Mr. Lambert.

RESOLVED, that The Board of Finance recommends the Town Council transfer funds from the Curbing Machine ($12,000), Material Screener ($30.000) and Public Works Vehicle Equipment Sinking account (@28,000) to fund a masonry dump truck for $70,000 as recommended by the Capital Committee on October 20, 2016.

Background

The truck presented and approved as part of the 2015-2016 capital improvement plan with the intent on lease financing. Since that time, funds have become available within capital to purchase the truck for cash. The current truck is a 2007 Ford F550 with 120,263 miles and will be replaced with a 2017 Ford F550.

Following the motion, Mr. Michelson responded to Board member’s questions in regard to this request. Mr. Michelson explained that the two items that are not priorities (curbing machine and material screener) were budgeted for by his predecessor and that the existing curbing machine is not in need of replacement at this time and the screener is not a tool the town ever has a need for (rented one once in last 40 years). He also explained that because the cab needs to be removed every time any repairs needs to be done (costing $3,000-$5,000 every time), it makes sense to purchase a new one at this time. Finally, he confirmed that the current truck will be traded in or auctioned rather than being retained and that all accessories (plow, etc.) will be retained and transferred from the current truck to the new truck rather than being traded in/auctioned with the truck.

**Vote: 6-0. Motion Passed.**

1. **Public Remarks:**

**Kevin Reich – 9 Arch Drive:** Mr. Reich thanked the Board for their due diligence during the discussion and approval of both agenda items this evening.

**Patience Anderson – 17 Anderson Way:** Ms. Anderson thanked the Board for their thoughtful consideration and the passing of the resolution on the land agenda item.

1. **Adjournment:**

Mr. Ritchie made a motion to adjourn at 7:22 p.m. that was seconded by Ms. Coshow. **Vote was unanimous in favor. Motion Passed.**

Respectfully submitted,

Renee Bafumi

Recording Secretary