

VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
BOARD OF TRUSTEES
SPECIAL MEETING
APRIL 5, 2001

A Special Meeting was held by the Board of Trustees on Thursday, April 5, 2001 at 8:12 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

PRESENT: Mayor Wm. Lee Kinnally, Jr., Trustee David Walrath, Trustee Bruce Jennings, Trustee Marjorie Apel, Village Manager Neil P. Hess, Village Attorney Brian Murphy, and Village Clerk Susan Maggiotto.

ABSENT: Trustee Michael Holdstein

CITIZENS: None

Mayor Kinnally: Trustee Holdstein is not here this evening because he is out of town on business.

33:01 PRELIMINARY FEASIBILITY STUDY PROPOSAL - COMMUNITY CENTER

Village Manager Hess: The Board was unable to act on this proposal on Tuesday evening since I did not receive it until Saturday, and the Board did not receive it until just before the meeting.

I recommend approval with a modification: in the information-gathering phase to go beyond the proposal for a survey and interviews with staff and stakeholders to include other potential users of the Community Center. Trustee Jennings pointed out Tuesday that we have to go beyond the scope in this proposal. Indeed, in development of our Community Development Block Grant, which Mr. Koch was part of several years ago, we brainstormed on how to get more community involvement in the review of the feasibility study. We identified that we should bring children, teens, and young adults into the discussion about programming, and get the Youth Advisory Council actively involved, as well as the seniors.

Mayor Kinnally: Reimbursements at 110% of cost: I thought that we had a cost basis without an override, and as part of whatever overhead that they incur in dealing with the disbursements, etc., it is not to be passed on to us.

Village Manager Hess: I am not sure how all professionals bill. I know that Gisolfi and Lothrop have billed at 110% on reimbursables.

Trustee Walrath: I believe there was a markup. We are accepting rates that have overheads cranked into them. Presumably, if we examined the basis for their overhead we would find that they did not include the cost of billing us for expenses. This is a relatively small contract, but if we had a very major one we should be looking at their own auditor's report. I have no problem with this one.

Trustee Apel: I wish that the definition of "stakeholders" would be in here. I agree that the survey should be larger than whatever they define as the stakeholders, because I feel the whole community is a stakeholder in this. If this Community Center was everything we really wanted it to be we would have a lot of people using it for a lot of things. More of the community needs to have some input and be surveyed.

I would like a more specific time line. We only know they will give us a report by June. What do they plan to do this month, that month, what is overlapping, what are some of the expected outcomes, and who is going to be following up with this person?

Mayor Kinnally: We will, in large part, define who the stakeholders are, since we are the client. As far as the time line, we are only talking about eight weeks. I assume a lot of this stuff is going to overlap. The first thing would be definition of the stakeholders and the questionnaire.

Trustee Apel: Is eight weeks reasonable?

Mayor Kinnally: He is the one who came up with the date. It may be unreasonable, but he is going to have problems if he does not meet come to it.

Village Manager Hess: It may be the June 19 meeting.

Trustee Walrath: I would like to see defined what the report is going to entail. Part of the administration of the contract is to manage his expenditures, and see if he is going to get to the end product within the \$10,000

Village Manager Hess: He is going to identify a number of alternatives. I thought he said that in the proposal.

Mayor Kinnally: It is a \$10,000 limit. If he does not manage his time properly and runs over to get us where we are supposed to get, that is his problem.

Trustee Walrath: I understand that. I am simply saying it is usual to have..."deliverable" is the term they like to use. I would like to see a little more on the report.

Trustee Jennings: I agree with what Mr. Hess just said; I am concerned that we not only look at the past and present usage of the Community Center but we look at the possible future usages of it, even in this preliminary kind of study. That is what led me to suggest that the number of people interviewed might be larger than Mr. Koch was envisioning initially.

Mr. Koch said that his final report would contain three scenarios: improvements in the building and what that would cost; at the other extreme, a demolition of the building and building a new building and what that would cost; and a third one in the middle. I will be disappointed if all we get out of this study are those three scenarios. We can all imagine those three right now. Probably more interesting would be three different models in the middle of three different kinds of Community Centers, three kinds of utilizations, and maybe three different price tags. We need to focus on the range of possible architectural renovations that are both within our capacity and within the physical limits of the site. It is more fine-grained than just knock it down, tinker it around, or do something in the middle.

Trustee Apel: Does this preclude a fourth alternative of not even using that site? One could envision selling it and building someplace else.

Mayor Kinnally: If we look at the three options and the site has too many restrictions, we may say we have to turn our gaze somewhere else in the Village.

Two comments: the fine-grain issues that may come out after the three alternatives may not be within the \$10,000 budget. Secondly, and more important, we are trying to get a large universe of people to give input. We might put this questionnaire on our Web for people to download and submit. While we define who the stakeholders are, we do not limit the response from those stakeholders. One of the stakeholders that may be defined are those people who do not use it because of its restrictions at the present time. If we make it available downstairs, at the library, at the Community Center, and on the Web we are going to cover everybody.

Trustee Walrath: We are going to have a large number of uses identified, and a more restricted project may not need all of them. We need some hierarchy of the proposed uses to help us decide which model we want to follow.. I would like to see some relation between the alternatives, and which needs would be met. We may not be able to meet all of them. We may have to make some decisions, and I would like some help from the report in making those decisions.

On MOTION of Trustee Walrath, SECONDED by Trustee Jennings the following Resolution was duly adopted upon roll call vote:

RESOLVED: that the Mayor and Board of Trustees accept the proposal of Mitchell Koch Architects for a Feasibility Study for improvements to the Harmon Community Center for a fee not to exceed \$10,000.00.

ROLL CALL VOTE	AYE	NAY
Trustee Michael Holdstein	Absent	
Trustee David Walrath	X	
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Mayor Wm. Lee Kinnally, Jr.	X	

EXECUTIVE SESSION

On MOTION of Trustee Jennings, SECONDED by Trustee Apel with a voice vote of all in favor, the Board scheduled an Executive Session immediately following the Regular Meeting to discuss acquisition of real property.

ADJOURNMENT

On MOTION of Trustee Jennings, SECONDED by Trustee Apel with a voice vote of all in favor, Mayor Kinnally adjourned the Special Meeting at 8:25 p.m.