

MEETING HELD FEBRUARY 18, 2014

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, February 18, 2014, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Brakewood was absent.

It should be noted that Trustee Terenzi arrived at 6:07 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas (joined the meeting at 6:27 p.m.) and Acting Police Chief, John R. Telesca.

On motion of Trustee Adams, seconded by Trustee Marino the meeting was declared opened at 6:05 p.m.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood and Terenzi.

DATE: February 18, 2014

MEETING OF THE BOARD OF TRUSTEES IN THEIR CAPACITY AS A BOARD OF POLICE COMMISSIONERS

Acting Police Chief John Telesca presented a budget for the Police Department. He commented that it gets to the point of what is important right now.

There is a dramatic decrease in the number of sick days taken in the past year. Parking revenue is dramatically up from 2012. Parking tickets have gone up and there is a similar increase of moving violations over the same period.

Numbers of calls per month for 2012 and 2013 have remained consistent. A record of civilian complaints is included. Also included are the data we submit to DCJS (Division of Criminal Justice Services) broken down into part I and part II offenses, with part I being the most serious offenses.

Our animal control services, with almost no budget, shows we responded in to 411 calls during 2012 and 2013.

We made progress on the Department's new rules and regulations. We seek out the best policies and procedures. The Department is revamping the Policies and Procedures.

Chief Richichi of the County Policy is working with me on the beginning steps toward Department accreditation.

We've completed training in Suicide Prevention for people taken into custody. We've updated all electronic devices. We've been working on upgrading the Police Department website and resolving some union complaints regarding auxiliary police.

I'd like to see a better Department sick leave policy, like to realign department services. There is a need to do a survey of the building and the entryways into the doors. I'd like to get new software for training. I'd like to have a Village accident review panel. I'd like to have a car with an automatic license plate reader.

Trustee Ceccarelli commented on the reduction in sick leave. Would like Acting Chief Telesca to report figures for the last 5 years for DWI.

Mayor Pagano asked Acting Chief Telesca to remain around for the Executive session so he could interview Ms. Agugliaro in order to not have her wait until the session is over.

MOTION FOR EXECUTIVE SESSION (Agenda item #1 under proposed motion for executive session)

At 6:32 p.m. on motion of Trustee Adams, seconded by Trustee Ceccarelli the Board adjourned into an executive session for the purpose Interview Linda Agugliaro to join Traffic Commission.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas and Acting Chief, John R. Telesca.

No action was taken in executive session.

At 6:42 p.m., on a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to appoint Linda Agugliaro to join Traffic Commission.

On motion of Trustee Marino, seconded by Trustee Kenner, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

ADD-ON RESOLUTION

APPOINTMENT OF MEMBER TO TRAFFIC COMMISSION

On motion of TRUSTEE KENNER, seconded by TRUSTEE MARINO, the following resolution as adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that CLORINDA (LINDA) AGUGLIARO, residing in Port Chester, New York, be and hereby is appointed as a member of the Port Chester TRAFFIC COMMISSION, effective immediately with said term to expire 12/31/2015.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

MOTION FOR EXECUTIVE SESSION (Under agenda item “Meeting of The Board of Trustees in their Capacity as a Board of Police Commissioners”)

At 6:44 p.m. on motion of Trustee Adams, seconded by Trustee Ceccarelli the Board adjourned into an executive session regarding a personal matter in the Police Department.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas and Acting Chief, John R. Telesca.

No action was taken in executive session.

At 6:51 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

MOTION FOR EXECUTIVE SESSION (Agenda item #2 under “Proposed Motion for Executive Session”)

At 6:52 p.m. on motion of Trustee Marino, seconded by Trustee Adams the Board adjourned into an executive session regarding Cablevision Franchise Agreement Renewal.

1. Workshop with Cablevision.
2. Use of Port Chester-Rye Union Free School District production studio

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Christopher Ameigh Administrative Aide to the Village Manager and Village Videographer Tom Lorenzo. Additionally, present were representatives of Cablevision Robert Hoch and Dan Ahouse.

No action was taken in executive session.

At 7:12 p.m., a motion to come out of executive session was made by Trustee Terenzi, seconded by Trustee Ceccarelli, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Following the Executive Session Mayor Pagano asked for a motion to set a Public Hearing to consider the advisability of renewing the franchise of CSC-Acquisition-ma, Inc. in the Village of Port Chester with regard to cable services.

RESOLUTION

SETTING A PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF RENEWING THE FRANCHISE OF CSC-ACQUISITION-MA, INC. IN THE VILLAGE OF PORT CHESTER WITH REGARD TO CABLE SERVICES

On motion of TRUSTEE KENNER, seconded by TRUSTEE ADAMS, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that a public hearing be scheduled for March 17, 2014, at 7:00 p.m. or as soon thereafter, at the Port Chester Justice Court Courtroom, 350 North Main Street, second floor, to consider the advisability of renewing the franchise of CSC-Acquisition-MA, Inc. in the Village of Port Chester with regard to cable services.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Motion to Add-on a Resolution

Mayor Pagano asked for a motion as stated by the Village Attorney that the Manager is seeking your authority to notify the Port Chester - Rye Union Free School District that the shared services agreement regarding the production studio at the high school is no longer affective and that the Village intention is not to renew that agreement.

On motion of Trustee Kenner, seconded by Trustee Marino, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

ADD-ON RESOLUTION

**SHARED SERVICES AGREEMENT REGARDING PRODUCTION STUDIO
AT PORT CHESTER HIGH SCHOOL**

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE MARINO, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that the Board of Trustees hereby authorizes the Village Manager to notify the Port Chester - Rye Union Free School District that the shared services agreement regarding the production studio at the high school is no longer in effect and that the Village intention is not to renew said agreement.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:

Public Hearing to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, to add provisions to Chapter 269, previously reserved, to be entitled "Sewer Rents."

The following Public Notices were duly published in the Journal News and the Westmore News on February 7, 2014, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Tuesday, February 18, 2014, at 7:00 P.M., or as soon thereafter at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, to add provisions to Chapter 269, previously reserved, to be entitled "Sewer Rents."

Authorized by Article 14-F of the State General Municipal Law, municipalities are authorized to enact a system of sewer rent, or user fees, for the maintenance and operation of a municipal sewer system. Currently, the cost of the Village's sewer system is funded from the property tax. Adopting rents would enable the Village to equitably spread this cost to all properties, including tax exempt properties. Actual water consumption would be the basis for calculating the amount of the sewer rent that is due from property owners.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: February 4, 2014

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

On motion of Trustee Terenzi, seconded by Trustee Ceccarelli, the public hearing was declared re-open.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Mayor Pagano asked if there was anyone from the audience who would like to make any comments regarding this public hearing.

Comments were made by:

Mayor Pagano commented that we adjourned the last public hearing because of a technicality. We required a rate change. Attorney Cerreto commented we required a change to the local law which required a further public hearing to comply with state law.

Mr. Abel commented on his objection and acceptance. I think it's a bad deal with the Water Company but it is the only deal in town. Being that more than 20% of what we pay will be going to the Water Company for billing purposes is outrageous. They are going to get \$250,000 a year from the Village residents in order to send us a bill. There should have been a stricter and stronger negotiation on the part of the Board. It's one thing to pay them for set-up costs but it's another to have it continual. Although I agree with the concept I disagree with the final outcome.

Trustee Terenzi commented this project was not taken on to fill a hole in the budget. It was taken on to put \$15M into the infrastructure of the Village.

Ms. Granata commented that she agrees with Mr. Abel that this is a good concept. I don't think it is a fair measurement the way the rent is going to be. I don't think the water usage actually shows how much sewage we are using.

Attorney Cerreto commented the use of water consumption is the most universally used standard of measurement for sewers. The local law provides an adjustment by appeal to the Board.

Trustee Adams asked, in terms of dollars, how will this affect:

- 1) the homeowner who pays his taxes
- 2) the guy who has an overcrowded dwelling and
- 3) the churches.

Village Manager Steers said that this will now be based on usage so it should be more in line with everyone paying their fair share. As far as exempt properties they will be charged the rates for their usage as well.

Village Manager asked that the presentation given at the January 9, 2014 meeting be included as part of the record, including the "Village of Port Chester Sewer Enterprise Fund Revenues Modified & Projected Budget."



Village of Port Chester Modified & Projected Sewer Fund Budget Presentation Fiscal Year June 1, 2013 to May 31, 2014 Updated 1-9-14

JANUARY 9, 2014



Adopted Sewer Fund Budget at a Glance

Appropriations	\$1,751,538
Sewer Rents	\$1,724,538
Other Revenues	\$27,000
Estimated Water Consumption	
Based on Prior Year Per CCF	1,303,826
Sewer Rates Per CCF	\$1.32268
Avg. Yearly Sewer Consumption CCF	120 CCF
Avg. Yearly Sewer Bill (120 x \$1.32268)	\$158.72



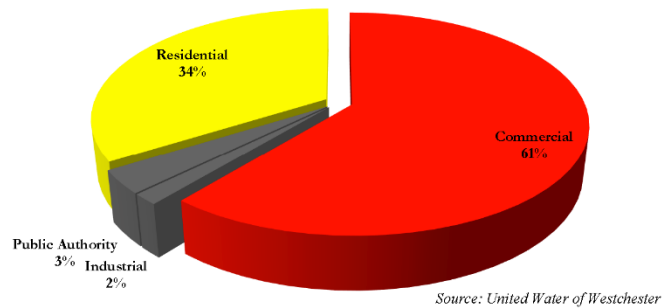
Sewer Rent Vs. Tax Levy

<u>NON-HOMESTEAD</u>	<u>ASSESS VALUES</u>	<u>%</u>	<u>TAX LEVY</u>
Assessed Value Taxed	\$ 876,647,721	65%	\$ 9,379,880
Exempt Properties	\$ <u>464,460,500</u>	<u>35%</u>	\$ <u>5,050,704</u>
Total	\$1,340,508,221	100%	\$14,430,584
Exempt Prop.			
Billed by Water Co.	\$ 280,519,000	60%	\$ 3,030,422
Sewer Rent Fees			\$ 1,724,538
\$ Value of Exempt Property Based on Consumption (35%)	\$		603,588

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Village Water Consumption by Land Use



<u>Land Use</u>	<u>Units of Water Consumed (CCF)</u>	<u>% of Total Consumption</u>
Commercial	795,833	61%
Industrial	20,691	2%
Public Authority	44,438	3%
Residential	442,864	34%
Total	1,303,826	100%

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Adopted Sewer Rate Calculation

Sewer Rent Revenues	\$1,724,583
Prior Year Water Consumption	1,303,826 CCF
Rate per CCF	\$1.32268

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Adjusted Sewer Rate Calculation FY 2013-14

Appropriations	<u>\$1,695,000</u>
Sewer Rent Revenues	<u>\$1,695,000</u>
Estimated Revenues	\$1,695,000
Estimated Water Consumption	
Based on Prior Year in CCF	1,303,826
Sewer Rates Per CCF	\$1.300020
Avg. Yearly Sewer Consumption CCF	120 CCF
Avg. Yearly Sewer Bill (120 x \$1.300020)	\$156.00

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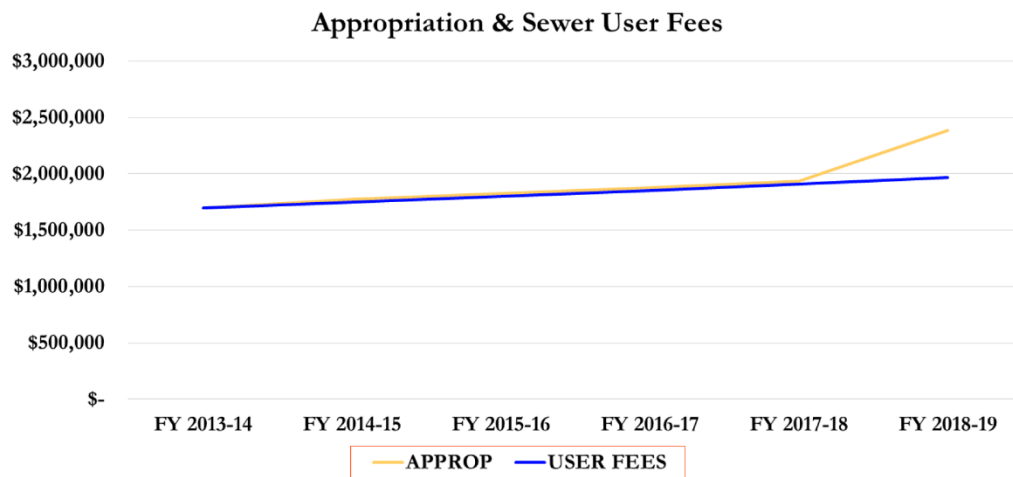


Modified & Projected Sewer Budgets

	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
APPROPRIATIONS	\$1,695,000	\$1,745,822	\$1,798,197	\$1,852,143	\$1,907,707	1,964,939
REVENUES						
APPR RESERVE						390,000
OTHER REVENUES	\$0	\$27,000	\$27,000	\$27,000	\$27,000	27,678
SEWER USER FEES	<u>\$1,695,000</u>	<u>\$1,745,822</u>	<u>\$1,798,197</u>	<u>\$1,852,143</u>	<u>\$1,907,707</u>	<u>\$1,964,939</u>
TOTAL REVENUES	\$1,695,000	\$1,772,882	\$1,825,197	\$1,879,143	\$1,934,707	\$2,384,617
SEWER RATES (BASED ON 1,303,826 YEARLY CCF) 7	\$1.300020	\$1.338999	\$1.379169	\$1.420545	\$1.463161	\$1.507056

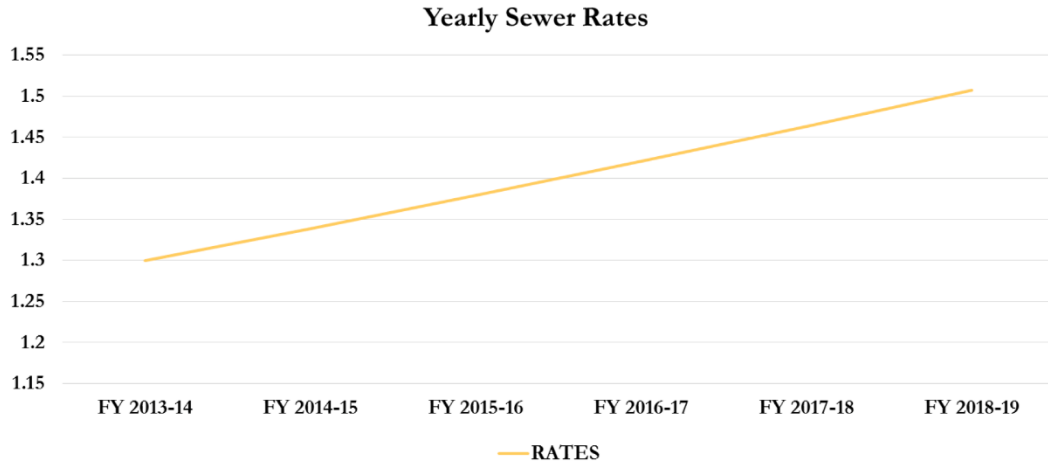


Modified & Projected Sewer Budgets





Modified & Projected Sewer Rates



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Long Term Sewer Debt Summary FY 2013-14

• Balance at 6/1/13	\$3,020,543
• Principal Payment	\$192,046
• Balance at 5/31/14	\$2,828,497
• Interest Payment	\$106,153

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Outstanding Long Term Sewer Debt for the Next Ten Years

May 31,	Principal	Interest	Total
2013	\$171,296	118,356	289,652
2014	192,046	106,022	298,068
2015	207,426	99,506	306,932
2016	216,170	92,542	308,712
2017	223,775	85,276	309,051
2018	232,708	76,824	309,532
2019	241,761	68,665	310,426
2020	248,900	59,518	308,418
2021	258,129	50,971	309,100
2022	267,937	41,970	309,907

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Short Term Sewer Debt

2010-11 Sewer B.A.N. (Original Issue) \$1,135,500 (Balance \$681,300)

2013-14 Sewer B.A.N. (Original Issue) \$1,700,000

Renewal Date	Principal	Prin Payment	Rate	Int Payment
2/26/14	\$681,300	\$227,100	.67%	\$4,564.71
2/26/14	\$1,700,000	<u>-0-</u>	.47%	<u>\$4,454.00</u>
Total		\$227,100		\$9,018.71

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Sewer Fund Short Term Debt

B.A.N. on 8/13/13	\$1,700,000.00
Interest due on 2/26/14	4,454.00

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Short Term Sewer Debt Principal for \$1.7 Million

The Minimum Principal Payments are as follows:

<u>Payment Date</u>	<u>Suggested Amt.</u>	<u>Required Amt.</u>
2/26/2014	\$25,000	\$-0-
2/26/2015	\$25,000	\$25,000
2/26/2016	\$25,000	\$30,000
2/26/2017	\$25,000	\$30,000
2/26/2018	<u>\$25,000</u>	<u>\$30,000</u>
Total	\$125,000	\$115,000

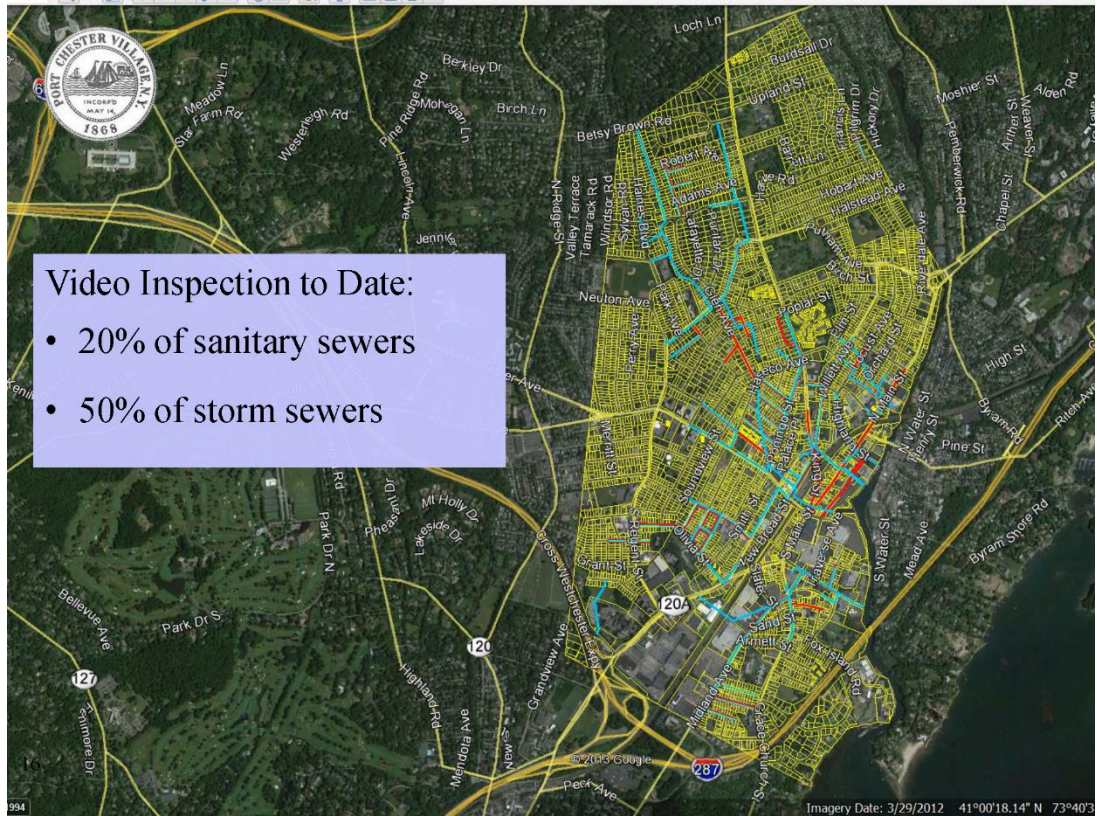
14 *Please note that the \$1.7 million B.A.N will be renewed each year for 5 years, and at the end of 5 years the remaining principal of approximately \$1,585,000 will be converted to long-term debt.*



FUNDING SOURCE FOR SEWER LINE REPLACEMENT

PHASE 1	2013-14	BAN	\$1,700,000
PHASE 2	2015-16	BAN	\$2,575,000
PHASE 3	2016-17	BAN	\$2,575,000
PHASE 4	2017-18	BAN	\$5,150,000
PHASE 5	2018-19	BAN	<u>\$3,000,000</u>
TOTAL PROJECT BORROWING			\$15,000,000

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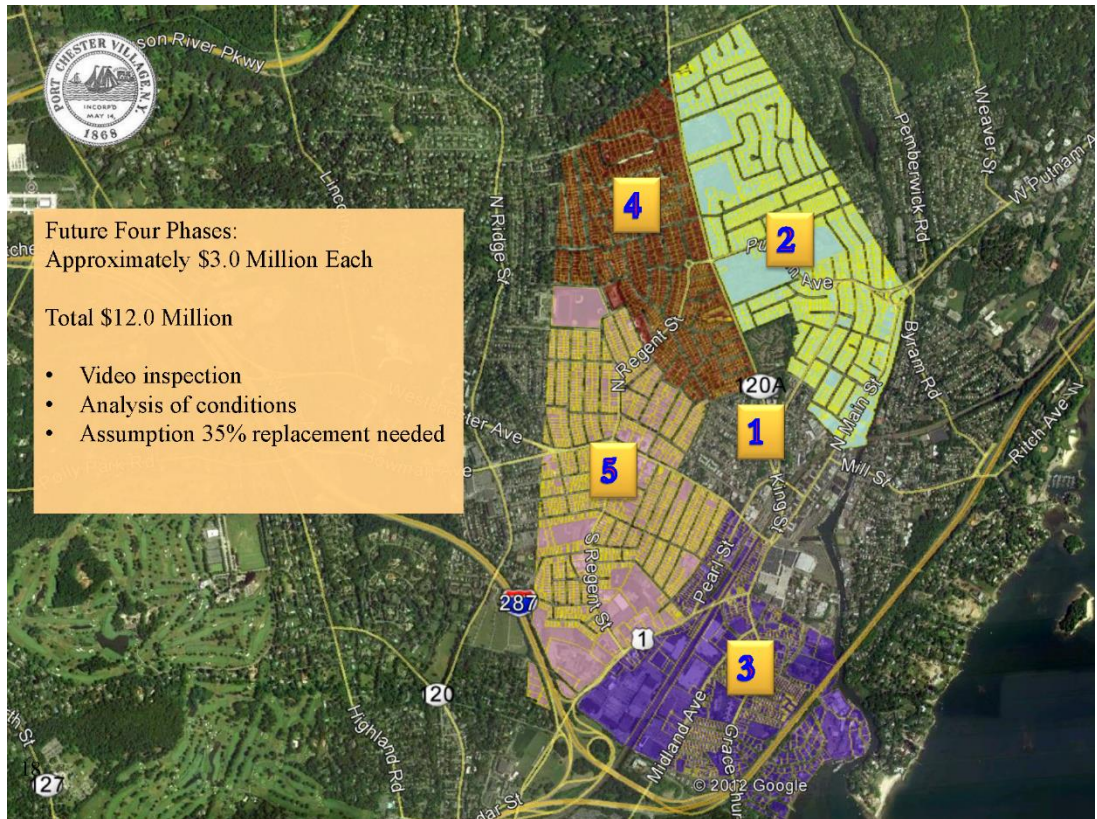
Village of Port Chester						
Proposed Sanitary Sewer Improvement Projects: Phase I						
Number	Location	Pipe Diameter (inches)	Length (feet)	Type	Remediation	Estimated Cost
1	Townsend Ave (Townsend to Post)	8	1,000	Sanitary	Excavate & Replace	\$225,000
2	Townsend Ave (Main to Post)	8	450	Sanitary	Excavate & Replace	\$90,000
3	Lower King St (at Bulky Drain)	8	60	Sanitary	Excavate & Replace	\$65,000
4	North Main St (8th to Washington)	8	1,000	Sanitary	Excavate & Replace	\$350,000
5	Highland Ave (Main North to North Main)	10	400	Sanitary	Excavate & Replace	\$120,000
6	Highland Ave. (Locust to Main North)	10	1,600	Sanitary	CIPP & Seal Services	\$96,000
7	Broad Street (King to King)	18	325	Sanitary	CIPP & Seal Services	\$27,625
8	Irving Ave (Forsyth to Forsyth)	18	650	Sanitary	CIPP & Seal Services	\$55,250
9	Lower King St (Main to Bulky Drain)	18	1,100	Sanitary	CIPP & Seal Services	\$99,000
10	Irving Ave (Main to Forsyth)	10	1,100	Sanitary	CIPP & Seal Services	\$77,000
11	North Main St (8th to Easting)	8	725	Sanitary	Excavate & Replace	\$199,375
12	Wilkins Ave (Locust to North Main)	15	975	Sanitary	CIPP & Seal Services	\$63,375
13	Willet Ave Willet (King to North Main)	10	600	Sanitary	CIPP & Seal Services	\$39,000
14	North Main St (Broadwater to Alder)	10	875	Sanitary	CIPP & Seal Services	\$56,875
15	Midland Ave (Gate Church to Locust)	12	1,950	Sanitary	CIPP & Seal Services	\$146,250
Total			12,810			\$1,709,750

Phase I: Downtown
\$1,709,750

- Replacement or Sealing of Sanitary Lines
- 15 locations
- 12, 810 linear feet

Completed
 In Design

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Village of Port Chester Sewer Enterprise Fund Revenues Modified & Projected Budget

VILLAGE OF PORT CHESTER SEWER ENTERPRISE FUND REVENUES MODIFIED & PROJECTED BUDGETS

	FY 2013-14 REQUESTED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SEWER ENTERPRISE FUND - 007-007-								
2122 - SEWER USER FEES	1,724,538	1,724,538	1,695,000	1,745,822	1,798,197	1,852,143	1,907,707	1,964,939
2128 - INT & PEN ON SEWER ACCOUNTS	5,000	5,000	-	5,000	5,000	5,000	5,000	7,678
2597 - SEWER SRVCONNECTION CHRGS	22,000	22,000	-	22,000	22,000	22,000	22,000	22,000
4996 - APPROPRIATED FUND BALANCE								390,000
TOTAL REVENUES	1,751,538	1,751,538	1,695,000	1,772,822	1,825,197	1,879,143	1,934,707	2,384,617

SEWER RATES (1,303,826 YEARLY CCF)	\$ 1.300020	\$ 1.338999	\$ 1.379169	\$ 1.420545	\$ 1.463161	\$ 1.507056
PERCENT INCREASE		3.00%	3.00%	3.00%	3.00%	3.00%

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VILLAGE OF PORT CHESTER SEWER ENTERPRISE FUND APPROPRIATIONS MODIFIED & PROJECTED BUDGETS

	FY 2013-14 RECOMMENDED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SEWER ENTERPRISE FUND -007								
DEPARTMENT								
1990 - CONTINGENT ACCOUNT								
400 - CONTRACTUAL*	17,500	17,500	16,950	17,728	18,252	18,791	19,347	19,920
TOTAL CONTINGENT ACCOUNT	17,500	17,500	16,950	17,728	18,252	18,791	19,347	19,920
RESERVE FOR DEBT			348,872	320,030	281,846	458,984	386,890	300,000
TOTAL RESERVE FOR DEBT			348,872	320,030	281,846	458,984	386,890	300,000
DEPARTMENT								
8120 - SANITARY SEWER								
101 - PERSONNEL-OVERTIME	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
200 - EQUIPMENT	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
400 - CONTRACTUAL **	258,538	258,538	315,899	363,276	410,817	410,817	410,817	410,817
401 - MATERIAL & SUPPLIES	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
413 - LIGHT & POWER	8,000	8,000	8,000	8,240	8,487	8,742	9,004	9,274
462 - SOFTWARE SUPPORT (KVS)	1,500	1,500	1,500	1,545	1,591	1,639	1,688	1,739
477 - BOND/BAN FILING FEES	2,500	2,500	2,500	2,575	2,652	2,732	2,814	2,899
492 - AUDITORS FEES	3,500	3,500	3,500	3,605	3,713	3,825	3,940	4,059
TOTAL SANITARY SEWER	334,038	334,038	406,399	454,241	502,260	502,755	503,263	503,788
DEPARTMENT								
9900 - TRANSFERS TO OTHER FUNDS								
901 - TRANSFER TO GENERAL FUND	1,400,000	1,400,000	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
TOTAL TRANSFER TO GENERAL FUND	1,400,000	1,400,000	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
TOTAL SEWER ENTERPRISE FUND	1,751,538	1,751,538	1,695,000	1,772,822	1,825,197	1,879,143	1,934,707	2,384,617

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**VILLAGE OF PORT CHESTER
SEWER ENTERPRISE FUND APPROPRIATIONS
MODIFIED & PROJECTED BUDGETS**

SEWER ENTERPRISE FUND -007	FY 2013-14 RECOMMENDED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SUMMARY OF TRANSFER TO GEN FUND								
SALARY & BENEFITS	388,591	388,591	388,591	400,249	412,256	424,624	437,362	450,483
BOND PRINCIPAL	192,046	192,046	192,046	207,426	216,170	223,775	232,708	241,761
BOND INTEREST	106,022	106,022	106,022	99,506	92,542	85,276	76,824	68,665
NEW BOND PRINCIPAL								400,000
NEW BOND INTEREST								400,000
B.A.N. PRINCIPAL (Original Issue, \$1,135,500. 3rd year principal)			227,100	252,100	257,100	80,000	130,000	-
B.A.N. INTEREST (\$1.7 million & \$881,300)			9,020	21,542	44,771	84,938	148,313	-
TOTAL TRANSFER TO GENERAL FUND	686,659	686,659	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
CONTINGENCY CONTRACTUAL*								
Cash Reserve			348,872	320,030	281,846	458,984	386,890	300,000
Contingency (1% of Budget)			16,950	17,728	16,252	18,791	19,347	19,920
TOTAL CONTINGENCY & DEBT RESERVES			365,822	337,758	300,098	477,775	406,237	319,920
SANITARY SEWER CONTRACTUAL**								
United Water (Transition Cost and Maintenance Fee - \$14,595+\$60,257+\$60			135,109	193,486	241,027	241,027	241,027	241,027
United Water (Monthly billing-one time cost)			11,000	-	-	-	-	-
United Water (Monthly billing - annual)			69,790	69,790	69,790	69,790	69,790	69,790
Legal			75,000	75,000	75,000	75,000	75,000	75,000
Engineering			25,000	25,000	25,000	25,000	25,000	25,000
TOTAL SANITARY SEWER CONTRACTUAL			315,899	363,276	410,817	410,817	410,817	410,817

N.B.:

* Includes 1 month Cash Reserve & 1 % Contingency.

**Include United Water, Legal, Engineer.

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**VILLAGE OF PORT CHESTER
SEWER FUND SALARY SCHEDULE
MODIFIED & PROJECTED BUDGETS**

DEPT - 1320 Finance	Position	Positions	Step & Grade	2012-13 SALARY	Explanation/ Hourly Rate	2013-14 SALARY	Positions
	Treasurer	0	MGMNT	\$ 124,000		\$ 127,100	0
	Jr. Accountant	0	18-6-1	\$ 72,800		\$ 77,153	0
	Int Acct Clerk	0	12-3-0	\$ 49,129	13A-4-0	\$ 57,843	0
	Int Acct Clerk	0	12-2-0	\$ 47,398	13A-3-0	\$ 55,896	0
		0	TOTAL - 1320-0100	\$ 29,333	(10% of \$317,992)	\$ 31,799	0
DEPT - 1420 Law							
	Village Attorney		MGMNT	\$ 135,762		\$ 139,156	0
	Sr. Office Asst.	0	12-1-0	\$ 55,059	To 1230	\$ -	0
		0	TOTAL - 1420-0100	\$ 19,082	(10% of \$139,156)	\$ 13,916	0
DEPT - 1640 Central Garage							
	Auto Mechanic	0	16A-6-1	\$ 68,089	16A-6-1	\$ 71,700	0
	Auto Mechanic	0	16A-6-4	\$ 69,790	16A-6-5	\$ 74,218	0
	Auto Mechanic	0	16A-2-0	\$ 59,303	16A-4-0	\$ 66,852	0
	Auto Mechanic	0	16A-2-0	\$ 59,303	16A-3-0	\$ 64,661	0
		0	TOTAL -1640-0100	\$ 25,649	(10% of \$277,431)	\$ 27,743	0
DEPT - 5110 Street Maintenance							
	Maint Wrk-Carp	0	15A-6-3	\$ 66,891		\$ 70,384	0
	Skilled Laborer	0	12-6-0	\$ 54,323		\$ 57,225	0
	Maint Mech- Elec	0	15A-6-0	\$ 65,503		\$ 68,996	0
	MEO	0	14-6-1	\$ 60,522		\$ 63,730	0
	MEO Sanittion	0	14-6-2	\$ 60,522		\$ 64,191	0
	Lead Mnt Mech San	0	15-6-5	\$ 65,956	To 8160	\$ -	0
	Maint Worker-Masor	0	13-3-0	\$ 49,911		\$ 54,483	0
	MEO	0	12-6-2	\$ 55,250		\$ 58,152	0
	Skilled Laborer	0	12-6-0	\$ 52,592		\$ 57,225	0
	Gen Repairman	0	15A-6-4	\$ 64,863		\$ 71,163	0
	Laborer	0	10-6-0	\$ 49,535		\$ 52,179	0
		0	TOTAL 5110-0100	\$ 64,587	(10% of \$617,728)	\$ 61,773	0

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VILLAGE OF PORT CHESTER
SEWER FUND SALARY SCHEDULE
MODIFIED & PROJECTED BUDGETS

	Position	Positions	Step & Grade	2012-13 SALARY	Explanation/ Hourly Rate	2013-14 SALARY	Positions
DEPT - 7110 Parks							
	Lead Maint Mech	0	16-6-4	\$ 68,289		\$ 71,821	0
		0	TOTAL - 7110-0100	\$ 68,289		\$ 71,821	0
DEPT - 8120 Sanitary Sewer							
	Sewer Over-time			\$ 15,000		\$ 15,000	
			TOTAL 8120-101	\$ 15,000		\$ 15,000	
TOTAL SALARIES & SEWER OVER-TIME				<u>\$ 221,939</u>		<u>\$ 222,052</u>	
FRINGE BENEFITS 75% OF SALARIES <i>(NYS Retirement, Medical, Workers Comp, FICA/Med, MTA Tax)</i>				<u>\$ 388,393.43</u>		<u>\$ 388,590.48</u>	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2014-15	\$ 400,248.19	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2015-16	\$ 412,255.64	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2016-17	\$ 424,623.30	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2017-18	\$ 437,362.00	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 208-19	\$ 450,482.86	

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VILLAGE OF PORT CHESTER
GROSS SEWER DEBT SERVICE
OUTSTANDING SERIAL BONDS

FY Ended May 31:	All Outstanding Bond Issues		
	Principal	Interest	Total Debt Service
2013	\$ 171,296.39	\$ 112,078.10	\$ 283,374.49
2014	\$ 192,046.39	\$ 106,021.34	\$ 298,067.73
2015	\$ 207,426.21	\$ 99,505.49	\$ 306,931.70
2016	\$ 216,170.03	\$ 92,541.82	\$ 308,711.85
2017	\$ 223,774.85	\$ 85,275.98	\$ 309,050.83
2018	\$ 232,707.67	\$ 76,823.69	\$ 309,531.36
2019	\$ 241,761.49	\$ 68,664.75	\$ 310,426.24
2020	\$ 248,900.31	\$ 59,517.45	\$ 308,417.76
2021	\$ 258,129.13	\$ 50,971.14	\$ 309,100.27
2022	\$ 267,936.95	\$ 41,969.66	\$ 309,906.61
2023	\$ 248,040.59	\$ 33,079.35	\$ 281,119.94
2024	\$ 206,647.41	\$ 24,813.87	\$ 231,461.28
2025	\$ 214,337.22	\$ 16,502.40	\$ 230,839.62
2026	\$ 166,436.04	\$ 8,880.65	\$ 175,316.69
2027	\$ 73,230.68	\$ 2,977.23	\$ 76,207.91
2028	\$ 22,997.50	\$ 988.91	\$ 23,986.41
	<u>\$ 3,191,838.86</u>	<u>\$ 880,611.83</u>	<u>\$ 4,072,450.69</u>

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VILLAGE OF PORT CHESTER
SEWER FUND SHORT-TERM DEBT SCHEDULE
MODIFIED & PROJECTED BUDGETS

FY 2013-14								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2014	26-Feb	2010-11 BAN Renewal (Y2)	481,300.00	227,100.00	0.67%	\$ 4,564.71	\$	TD BANK
2014	26-Feb	2013-14 BAN Renewal (Y1)	1,700,000.00	-	0.47%	\$ 4,454.50	\$	TD SECURITIES
		B.A.N. TOTAL	2,381,300.00	227,100.00		9,019.21	2,154,200.00	
FY 2014-15								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2015	26-Feb	2010-11 BAN Renewal (Y4)	454,200.00	227,100.00	1.00%	\$ 4,542.00	\$	
2015	26-Feb	2013-14 BAN Renewal (Y2)	1,700,000.00	25,000.00	1.00%	\$ 17,000.00	\$	
		B.A.N. TOTAL	2,154,200.00	252,100.00		21,542.00	1,902,100.00	
FY 2015-16								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2016	26-Feb	2010-11 BAN Renewal (Y5)	227,100.00	227,100.00	1.00%	\$ 2,271.00	\$	
2016	26-Feb	2013-14 BAN Renewal (Y3)	1,675,000.00	30,000.00	1.00%	\$ 16,750.00	\$	
2016	26-Feb	2015-16 B.A.N. (Y1)	2,575,000.00	-	1.00%	\$ 25,750.00	\$	
		B.A.N. TOTAL	4,477,100.00	257,100.00		44,771.00	4,220,000.00	
FY 2016-17								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2017	26-Feb	2013-14 BAN Renewal (Y4)	1,645,000.00	30,000.00	1.25%	\$ 20,562.50	\$	
2017	26-Feb	2015-16 BAN Renewal (Y2)	2,575,000.00	50,000.00	1.25%	\$ 32,187.50	\$	
2017	26-Feb	2016-17 BAN Renewal (Y1)	2,575,000.00	-	1.25%	\$ 32,187.50	\$	
		B.A.N. TOTAL	6,795,000.00	80,000.00		84,937.50	6,715,000.00	
FY 2017-18								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2018	26-Feb	2013-14 BAN Renewal (Y5)	1,615,000.00	30,000.00	1.25%	\$ 20,187.50	\$	
2018	26-Feb	2015-16 BAN Renewal (Y3)	2,525,000.00	50,000.00	1.25%	\$ 31,562.50	\$	
2018	26-Feb	2016-17 BAN Renewal (Y2)	2,575,000.00	50,000.00	1.25%	\$ 32,187.50	\$	
2018	26-Feb	2017-18 BAN Renewal (Y1)	5,150,000.00	-	1.25%	\$ 64,375.00	\$	
		B.A.N. TOTAL	11,865,000.00	130,000.00		148,312.50	11,795,000.00	
FY 2018-19-CONVERT BAN TO LONG TERM DEBT								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2019	26-Feb	2013-14 BAN Renewal (Y5)	1,585,000.00	-			\$	
2019	26-Feb	2015-16 BAN Renewal (Y3)	2,475,000.00	-			\$	
2019	26-Feb	2016-17 BAN Renewal (Y2)	2,525,000.00	-			\$	
2019	26-Feb	2017-18 BAN Renewal (Y2)	5,150,000.00	-			\$	
2019	26-Feb	2017-18 BAN Renewal (Y1)	3,000,000.00	-			\$	
		B.A.N. TOTAL	14,735,000.00	-			14,735,000.00	

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Trustee Marino commented that he disagreed with paying the Water Company \$250,000

Mr. Mark Pointing, Vice President and General Manager of United Water’s properties in New York State. We were approached by the Village some two years ago for the purpose of using our meter reads to carry out the billing function...We actually carry out what I consider to be a public service to the Village in providing the provision of water service. We have to be mindful that we are using resources (people, buildings, vehicles) that are currently paid for within the water service by our water customers. Things like bill printing, postage, lock box services we pass those costs on to the Village. Our facilities and resources are paid for by our water service customers. We are making a small amount of money, but we are providing a service to the Village.

Trustee Terenzi asked if it was correct that when people get their bills for sewer rent you should be getting phone calls. Mr. Pointing commented they have to make account adjustments and read the meters. Everything in our proposal goes before the PSC. We have to do all the programming, phone calls etc.

Mr. Abel commented on the 50/50 mentioned by Mr. Pointing. It is time to go back to the drawing board and negotiate a better deal.

Attorney Cerreto asked Mr. Specter, Special Counsel, to come to the podium since he has been guiding the Village over the past

Mr. Specter commented on the series of long negotiations with the Water Company and its billing sewer rents. A good part of it relates to the Public Service Commission. The ability of United Water to bill for sewer rents requires the approval of the PSC because

they are using assets that were paid for by the water customers. There won't be any double collection by the Water Company for this.

Michael Pointing commented that the 50/50 split is strictly only for the reading of meters for the Village of Port Chester.

Mr. Abel commented that the money is not just going back to the rate payers. It is going back to all the rate payers, not just Port Chester.

Mr. Specter commented this is determined by the Public Service Commission, not the Water Company or the Village.

Ms. Granata commented that she agrees it is unfair and they should go back to the drawing board with the 50/50 going to all municipalities.

Village Manager Steers commented that we introduce the data from January 9th. It will be included and why we came to these numbers. Also included will be the modified budget also submitted for the record.

On motion of Trustee Ceccarelli, seconded by Trustee Terenzi the public hearing was closed.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Public Hearing to consider the advisability of establishing the sewer rent rate at \$1.300020/CCF of water consumption.

The following Public Notices were duly published in the Journal News and the Westmore News on **February 7, 2014**, certified by **Cecilia Hernandez**, Principal Clerk of the Journal News and **Angelina Brescia**, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Tuesday, February 18, 2014, at 7:00 P.M., or as soon thereafter, at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York, to consider the advisability of establishing the sewer rent rate for the Village's Fiscal Year 2013-2014 at \$1.300020/CCF of water consumption.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: February 4, 2014

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

On motion of Trustee Terenzi, seconded by Trustee Adams, the public hearing was declared re-open.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Village Treasurer Douglas commented on how the Village came up with the rate of \$1.300020/CCF. The budget was based on personnel costs, equipment, supplies, light and power and long and short time debt for the sewer fund. Based on the water consumption the Water Company gave us. We extended the budget over the next five to six years so we would not have a spike in the rate. The budget rate increase over the next five years will be 3% per year. The average homeowner, on average of a 4-person family, will be approximately \$156/year. The homeowners will be billed quarterly and commercial will be billed monthly.



**Village of Port Chester
Modified & Projected Sewer Fund
Budget Presentation
Fiscal Year
June 1, 2013 to May 31, 2014
Updated 1-9-14**

JANUARY 9, 2014



Adopted Sewer Fund Budget at a Glance

Appropriations	\$1,751,538
Sewer Rents	\$1,724,538
Other Revenues	\$27,000
Estimated Water Consumption	
Based on Prior Year Per CCF	1,303,826
Sewer Rates Per CCF	\$1.32268
Avg. Yearly Sewer Consumption CCF	120 CCF
Avg. Yearly Sewer Bill (120 x \$1.32268)	\$158.72

2



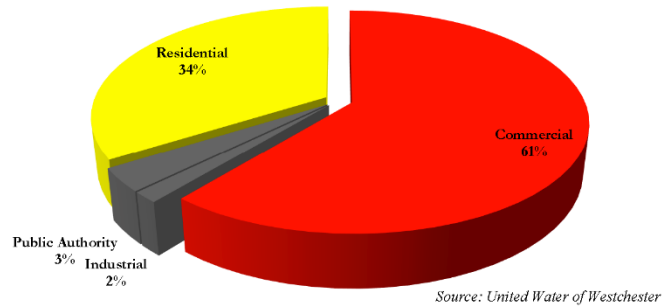
Sewer Rent Vs. Tax Levy

<u>NON-HOMESTEAD</u>	<u>ASSESS VALUES</u>	<u>%</u>	<u>TAX LEVY</u>
Assessed Value Taxed	\$ 876,647,721	65%	\$ 9,379,880
Exempt Properties	\$ <u>464,460,500</u>	<u>35%</u>	\$ <u>5,050,704</u>
Total	\$1,340,508,221	100%	\$14,430,584
Exempt Prop.			
Billed by Water Co.	\$ 280,519,000	60%	\$ 3,030,422
Sewer Rent Fees			\$ 1,724,538
\$ Value of Exempt Property Based on Consumption (35%)	\$		603,588

3



Village Water Consumption by Land Use



<u>Land Use</u>	<u>Units of Water Consumed (CCF)</u>	<u>% of Total Consumption</u>
Commercial	795,833	61%
Industrial	20,691	2%
Public Authority	44,438	3%
Residential	442,864	34%
Total	1,303,826	100%

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Adopted Sewer Rate Calculation

Sewer Rent Revenues	\$1,724,583
Prior Year Water Consumption	1,303,826 CCF
Rate per CCF	\$1.32268

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Adjusted Sewer Rate Calculation FY 2013-14

Appropriations	<u>\$1,695,000</u>
Sewer Rent Revenues	<u>\$1,695,000</u>
Estimated Revenues	\$1,695,000
Estimated Water Consumption	
Based on Prior Year in CCF	1,303,826
Sewer Rates Per CCF	\$1.300020
Avg. Yearly Sewer Consumption CCF	120 CCF
Avg. Yearly Sewer Bill (120 x \$1.300020)	\$156.00

6



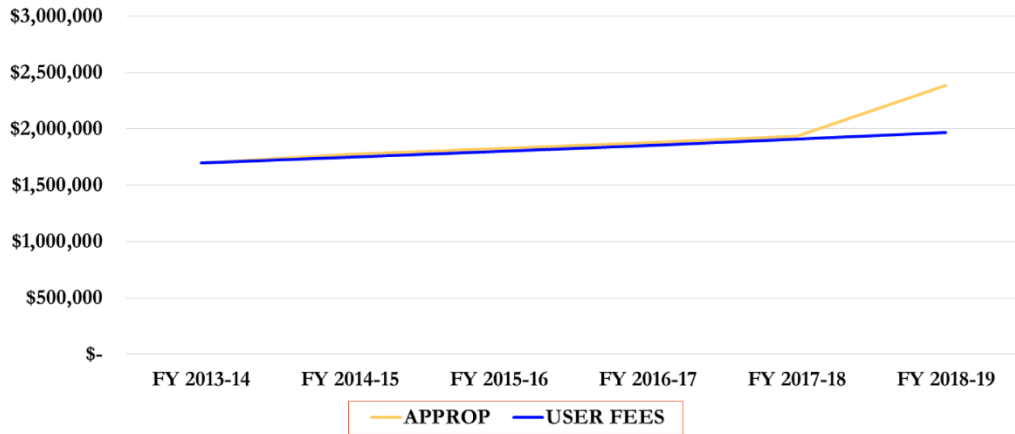
Modified & Projected Sewer Budgets

	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
APPROPRIATIONS	\$1,695,000	\$1,745,822	\$1,798,197	\$1,852,143	\$1,907,707	1,964,939
REVENUES						
APPR RESERVE						390,000
OTHER REVENUES	\$0	\$27,000	\$27,000	\$27,000	\$27,000	27,678
SEWER USER FEES	<u>\$1,695,000</u>	<u>\$1,745,822</u>	<u>\$1,798,197</u>	<u>\$1,852,143</u>	<u>\$1,907,707</u>	<u>\$1,964,939</u>
TOTAL REVENUES	\$1,695,000	\$1,772,882	\$1,825,197	\$1,879,143	\$1,934,707	\$2,384,617
SEWER RATES (BASED ON 1,303,826 YEARLY CCF) 7	\$1.300020	\$1.338999	\$1.379169	\$1.420545	\$1.463161	\$1.507056



Modified & Projected Sewer Budgets

Appropriation & Sewer User Fees

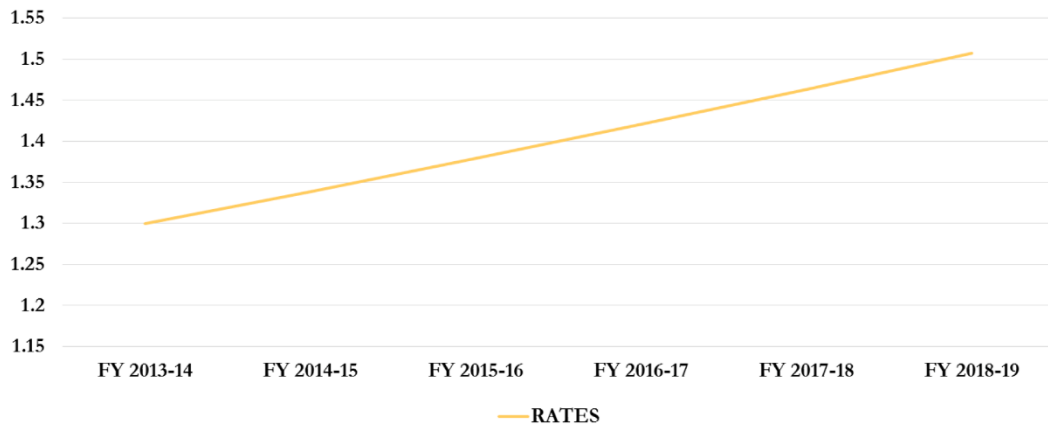


8



Modified & Projected Sewer Rates

Yearly Sewer Rates



9



Long Term Sewer Debt Summary FY 2013-14

- **Balance at 6/1/13** **\$3,020,543**
- **Principal Payment** **\$192,046**
- **Balance at 5/31/14** **\$2,828,497**
- **Interest Payment** **\$106,153**

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Outstanding Long Term Sewer Debt for the Next Ten Years

May 31,	Principal	Interest	Total
2013	\$171,296	118,356	289,652
2014	192,046	106,022	298,068
2015	207,426	99,506	306,932
2016	216,170	92,542	308,712
2017	223,775	85,276	309,051
2018	232,708	76,824	309,532
2019	241,761	68,665	310,426
2020	248,900	59,518	308,418
2021	258,129	50,971	309,100
2022	267,937	41,970	309,907

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Short Term Sewer Debt

2010-11 Sewer B.A.N. (Original Issue) \$1,135,500 (Balance \$681,300)

2013-14 Sewer B.A.N. (Original Issue) \$1,700,000

<u>Renewal Date</u>	<u>Principal</u>	<u>Prin Payment</u>	<u>Rate</u>	<u>Int Payment</u>
2/26/14	\$681,300	\$227,100	.67%	\$4,564.71
2/26/14	\$1,700,000	-0-	.47%	<u>\$4,454.00</u>
Total		\$227,100		\$9,018.71

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Sewer Fund Short Term Debt

B.A.N. on 8/13/13 \$1,700,000.00

Interest due on 2/26/14 4,454.00

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Short Term Sewer Debt Principal for \$1.7 Million

The Minimum Principal Payments are as follows:

<u>Payment Date</u>	<u>Suggested Amt.</u>	<u>Required Amt.</u>
2/26/2014	\$25,000	\$-0-
2/26/2015	\$25,000	\$25,000
2/26/2016	\$25,000	\$30,000
2/26/2017	\$25,000	\$30,000
2/26/2018	<u>\$25,000</u>	<u>\$30,000</u>
Total	\$125,000	\$115,000

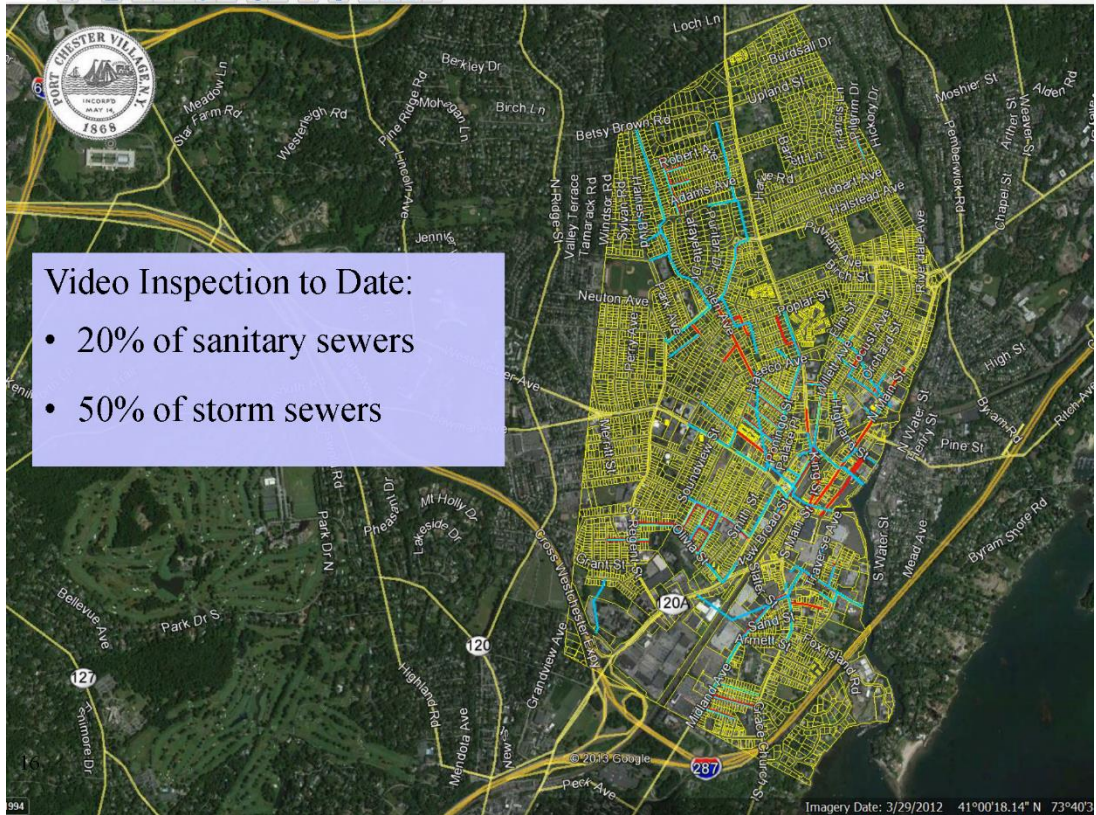
14 *Please note that the \$1.7 million B.A.N will be renewed each year for 5 years, and at the end of 5 years the remaining principal of approximately \$1,585,000 will be converted to long-term debt.*



FUNDING SOURCE FOR SEWER LINE REPLACEMENT

PHASE 1	2013-14	BAN	\$1,700,000
PHASE 2	2015-16	BAN	\$2,575,000
PHASE 3	2016-17	BAN	\$2,575,000
PHASE 4	2017-18	BAN	\$5,150,000
PHASE 5	2018-19	BAN	<u>\$3,000,000</u>
TOTAL PROJECT BORROWING			\$15,000,000

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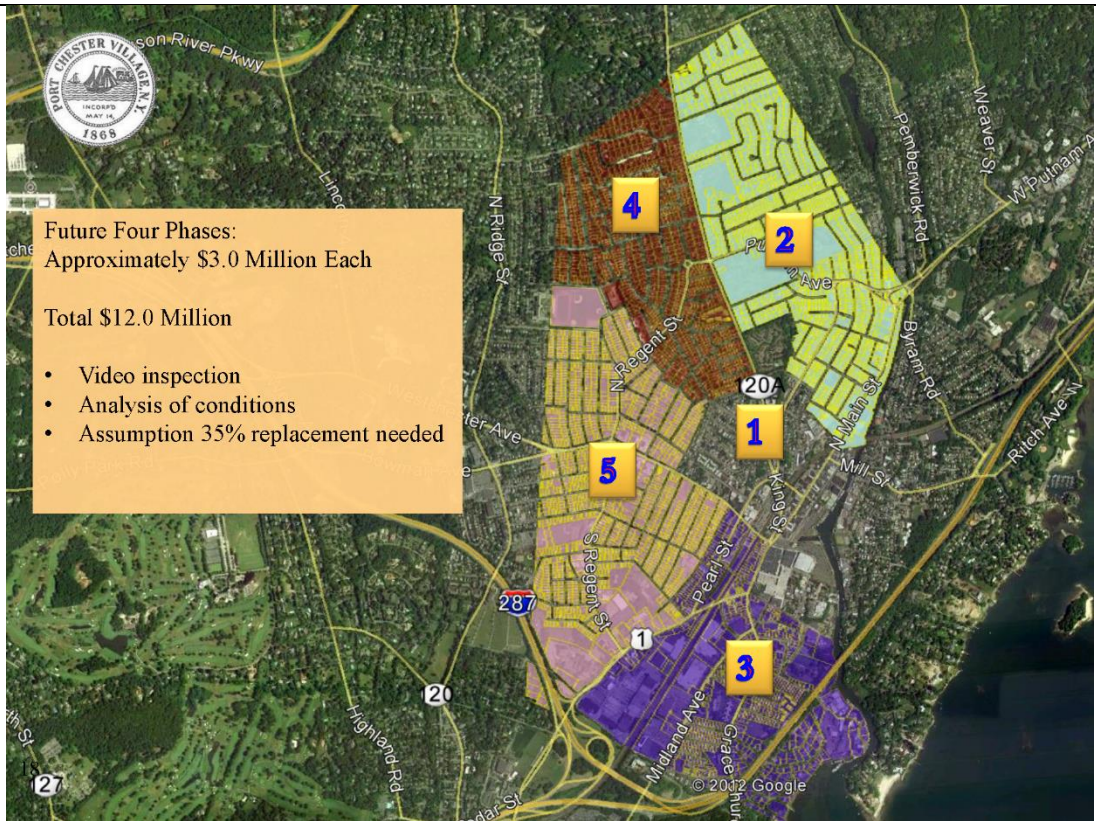


Phase I: Downtown
\$1,709,750

- Replacement or Sealing of Sanitary Lines
- 15 locations
- 12, 810 linear feet

Completed
 In Design

Village of Port Chester						
Proposed Sanitary Sewer Improvement Projects: Phase I						
Number	Location	Pipe Diameter (inches)	Length (feet)	Type	Remediation	Estimated Cost
1	Traecore Ave (Townsend to Peab)	8	1,000	Sanitary	Excavate & Replace	\$225,000
2	Townsend Ave (Main to Peab)	8	450	Sanitary	Excavate & Replace	\$90,000
3	Lower King St (St Hubby Drive)	8	60	Sanitary	Excavate & Replace	\$65,000
4	North Main St (9th to Westburg)	8	1,000	Sanitary	Excavate & Replace	\$350,000
5	Highland Ave (Main North to North Main)	10	400	Sanitary	Excavate & Replace	\$120,000
6	Highland Ave (Locust to Main North)	10	1,600	Sanitary	CIPP & Seal Services	\$96,000
7	Broad Street (Irving to King)	18	325	Sanitary	CIPP & Seal Services	\$27,625
8	Irving Ave (Fleming to Broad)	18	650	Sanitary	CIPP & Seal Services	\$55,250
9	Lower King St (Broad to Hubby Drive)	18	1,100	Sanitary	CIPP & Seal Services	\$99,000
10	Irving Ave (Clark to Fleming)	10	1,100	Sanitary	CIPP & Seal Services	\$77,000
11	North Main St (9th to Eastburg)	8	725	Sanitary	Excavate & Replace	\$199,375
12	Wilkins Ave (Locust to North Main)	15	975	Sanitary	CIPP & Seal Services	\$63,375
13	Willet Ave Willet (King to North Main)	10	600	Sanitary	CIPP & Seal Services	\$39,000
14	North Main St (Broad to Clark)	10	875	Sanitary	CIPP & Seal Services	\$56,875
15	Midland Ave (Care Clough to Locust)	12	1,950	Sanitary	CIPP & Seal Services	\$146,250
Total			12,810			\$1,709,750



Future Four Phases:
 Approximately \$3.0 Million Each

Total \$12.0 Million

- Video inspection
- Analysis of conditions
- Assumption 35% replacement needed

VILLAGE OF PORT CHESTER
 SEWER ENTERPRISE FUND REVENUES
 MODIFIED & PROJECTED BUDGETS

	FY 2013-14 REQUESTED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SEWER ENTERPRISE FUND - 007-007-								
2122 - SEWER USER FEES	1,724,538	1,724,538	1,695,000	1,745,822	1,798,197	1,852,143	1,907,707	1,964,939
2128 - INT & PEN ON SEWER ACCOUNTS	5,000	5,000	-	5,000	5,000	5,000	5,000	7,678
2597 - SEWER SRV/CONNECTION CHRG	22,000	22,000	-	22,000	22,000	22,000	22,000	22,000
4996 - APPROPRIATED FUND BALANCE								390,000
TOTAL REVENUES	1,751,538	1,751,538	1,695,000	1,772,822	1,825,197	1,879,143	1,934,707	2,384,617

SEWER RATES (1,303,826 YEARLY CCF)	\$ 1.300020	\$ 1.338999	\$ 1.379169	\$ 1.420545	\$ 1.463161	\$ 1.507056
PERCENT INCREASE		3.00%	3.00%	3.00%	3.00%	3.00%

**VILLAGE OF PORT CHESTER
SEWER ENTERPRISE FUND APPROPRIATIONS
MODIFIED & PROJECTED BUDGETS**

	FY 2013-14 RECOMMENDED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SEWER ENTERPRISE FUND -007								
DEPARTMENT								
1990 - CONTINGENT ACCOUNT								
400 - CONTRACTUAL*	17,500	17,500	16,950	17,728	18,252	18,791	19,347	19,920
TOTAL CONTINGENT ACCOUNT	17,500	17,500	16,950	17,728	18,252	18,791	19,347	19,920
RESERVE FOR DEBT			348,872	320,030	281,846	458,984	386,890	300,000
TOTAL RESERVE FOR DEBT			348,872	320,030	281,846	458,984	386,890	300,000
DEPARTMENT								
8120 - SANITARY SEWER								
101 - PERSONNEL-OVERTIME	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
200 - EQUIPMENT	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
400 - CONTRACTUAL **	258,538	258,538	315,899	363,276	410,817	410,817	410,817	410,817
401 - MATERIAL & SUPPLIES	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
413 - LIGHT & POWER	8,000	8,000	8,000	8,240	8,487	8,742	9,004	9,274
462 - SOFTWARE SUPPORT (KVS)	1,500	1,500	1,500	1,545	1,591	1,639	1,688	1,739
477 - BOND/BAN FILING FEES	2,500	2,500	2,500	2,575	2,652	2,732	2,814	2,899
492 - AUDITORS FEES	3,500	3,500	3,500	3,605	3,713	3,825	3,940	4,059
TOTAL SANITARY SEWER	334,038	334,038	406,399	454,241	502,260	502,755	503,263	503,788
DEPARTMENT								
9900 - TRANSFERS TO OTHER FUNDS								
901 - TRANSFER TO GENERAL FUND	1,400,000	1,400,000	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
TOTAL TRANSFER TO GENERAL FUND	1,400,000	1,400,000	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
TOTAL SEWER ENTERPRISE FUND	1,751,538	1,751,538	1,895,000	1,772,822	1,825,197	1,879,143	1,934,707	2,384,617

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**VILLAGE OF PORT CHESTER
SEWER ENTERPRISE FUND APPROPRIATIONS
MODIFIED & PROJECTED BUDGETS**

	FY 2013-14 RECOMMENDED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SEWER ENTERPRISE FUND -007								
SUMMARY OF TRANSFER TO GEN FUND								
SALARY & BENEFITS	388,591	388,591	388,591	400,249	412,256	424,624	437,362	450,483
BOND PRINCIPAL	192,046	192,046	192,046	207,426	216,170	223,775	232,708	241,761
BOND INTEREST	106,022	106,022	106,022	99,506	92,542	85,276	76,824	68,665
NEW BOND PRINCIPAL								400,000
NEW BOND INTEREST								400,000
B.A.N. PRINCIPAL (Original Issue, \$1,135,500. 3rd year principal)			227,100	252,100	257,100	80,000	130,000	-
B.A.N. INTEREST (\$1.7 million & \$681,300)			9,020	21,542	44,771	84,938	148,313	-
TOTAL TRANSFER TO GENERAL FUND	686,659	686,659	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
CONTINGENCY CONTRACTUAL*								
Cash Reserve			348,872	320,030	281,846	458,984	386,890	300,000
Contingency (1% of Budget)			16,950	17,728	18,252	18,791	19,347	19,920
TOTAL CONTINGENCY & DEBT RESERVES			365,822	337,758	300,098	477,775	406,237	319,920
SANITARY SEWER CONTRACTUAL**								
United Water (Transition Cost and Maintenance Fee - \$14,595+\$60,257+\$60			135,109	193,486	241,027	241,027	241,027	241,027
United Water (Monthly billing-one time cost)			11,000	-	-	-	-	-
United Water (Monthly billing - annual)			69,790	69,790	69,790	69,790	69,790	69,790
Legal			75,000	75,000	75,000	75,000	75,000	75,000
Engineering			25,000	25,000	25,000	25,000	25,000	25,000
TOTAL SANITARY SEWER CONTRACTUAL			315,899	363,276	410,817	410,817	410,817	410,817

N.B.:

* Includes 1 month Cash Reserve & 1 % Contingency.

**Include United Water, Legal, Engineer.

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VILLAGE OF PORT CHESTER
SEWER FUND SALARY SCHEDULE
MODIFIED & PROJECTED BUDGETS

	Position	Positions	Step & Grade	2012-13 SALARY	Explanation/ Hourly Rate	2013-14 SALARY	Positions
DEPT - 1320 Finance							
	Treasurer	0	MGMNT	\$ 124,000		\$ 127,100	0
	Jr. Accountant	0	18-6-1	\$ 72,800		\$ 77,153	0
	Int Acct Clerk	0	12-3-0	\$ 49,129	13A-4-0	\$ 57,843	0
	Int Acct Clerk	0	12-2-0	\$ 47,398	13A-3-0	\$ 55,896	0
		0	TOTAL - 1320-0100	\$ 29,333	(10% of \$317,992)	\$ 31,799	0
DEPT - 1420 Law							
	Village Attorney		MGMNT	\$ 135,762		\$ 139,156	0
	Sr. Office Asst.	0	12-1-0	\$ 55,059	To 1230	\$ -	0
		0	TOTAL - 1420-0100	\$ 19,082	(10% of \$139,156)	\$ 13,916	0
DEPT - 1640 Central Garage							
	Auto Mechanic	0	16A-6-1	\$ 68,089	16A-6-1	\$ 71,700	0
	Auto Mechanic	0	16A-6-4	\$ 69,790	16A-6-5	\$ 74,218	0
	Auto Mechanic	0	16A-2-0	\$ 59,303	16A-4-0	\$ 66,852	0
	Auto Mechanic	0	16A-2-0	\$ 59,303	16A-3-0	\$ 64,661	0
		0	TOTAL -1640-0100	\$ 25,649	(10% of \$277,431)	\$ 27,743	0
DEPT - 5110 Street Maintenance							
	Maint Wrk-Carp	0	15A-6-3	\$ 66,891		\$ 70,384	0
	Skilled Laborer	0	12-6-0	\$ 54,323		\$ 57,225	0
	Maint Mech- Elec	0	15A-6-0	\$ 65,503		\$ 68,996	0
	MEO	0	14-6-1	\$ 60,522		\$ 63,730	0
	MEO Sanittion	0	14-6-2	\$ 60,522		\$ 64,191	0
	Lead Mnt Mech San	0	15-6-5	\$ 65,956	To 8160	\$ -	0
	Maint Worker-Masor	0	13-3-0	\$ 49,911		\$ 54,483	0
	MEO	0	12-6-2	\$ 55,250		\$ 58,152	0
	Skilled Laborer	0	12-6-0	\$ 52,592		\$ 57,225	0
	Gen Repairman	0	15A-6-4	\$ 64,863		\$ 71,163	0
	Laborer	0	10-6-0	\$ 49,535		\$ 52,179	0
		0	TOTAL 5110-0100	\$ 64,587	(10% of \$617,728)	\$ 61,773	0

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VILLAGE OF PORT CHESTER
SEWER FUND SALARY SCHEDULE
MODIFIED & PROJECTED BUDGETS

	Position	Positions	Step & Grade	2012-13 SALARY	Explanation/ Hourly Rate	2013-14 SALARY	Positions
DEPT - 7110 Parks							
	Lead Maint Mech	0	16-6-4	\$ 68,289		\$ 71,821	0
		0	TOTAL - 7110-0100	\$ 68,289		\$ 71,821	0
DEPT - 8120 Sanitary Sewer							
	Sewer Over-time			\$ 15,000		\$ 15,000	
			TOTAL 8120-101	\$ 15,000		\$ 15,000	
TOTAL SALARIES & SEWER OVER-TIME				<u>\$ 221,939</u>		<u>\$ 222,052</u>	
FRINGE BENEFITS 75% OF SALARIES (NYS Retirement, Medical, Workers Comp, FICA/Med, MTA Tax)				<u>\$ 388,393.43</u>		<u>\$ 388,590.48</u>	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2014-15	\$ 400,248.19	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2015-16	\$ 412,255.64	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2016-17	\$ 424,623.30	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2017-18	\$ 437,362.00	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 208-19	\$ 450,482.86	

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VILLAGE OF PORT CHESTER
GROSS SEWER DEBT SERVICE
OUTSTANDING SERIAL BONDS

FY Ended May 31:	All Outstanding Bond Issues		
	Principal	Interest	Total Debt Service
2013	\$ 171,296.39	\$ 112,078.10	\$ 283,374.49
2014 F	\$ 192,046.39	\$ 106,021.34	\$ 298,067.73
2015	\$ 207,426.21	\$ 99,505.49	\$ 306,931.70
2016	\$ 216,170.03	\$ 92,541.82	\$ 308,711.85
2017	\$ 223,774.85	\$ 85,275.98	\$ 309,050.83
2018	\$ 232,707.67	\$ 76,823.69	\$ 309,531.36
2019	\$ 241,761.49	\$ 68,664.75	\$ 310,426.24
2020	\$ 248,900.31	\$ 59,517.45	\$ 308,417.76
2021	\$ 258,129.13	\$ 50,971.14	\$ 309,100.27
2022	\$ 267,936.95	\$ 41,969.66	\$ 309,906.61
2023	\$ 248,040.59	\$ 33,079.35	\$ 281,119.94
2024	\$ 206,647.41	\$ 24,813.87	\$ 231,461.28
2025	\$ 214,337.22	\$ 16,502.40	\$ 230,839.62
2026	\$ 166,436.04	\$ 8,880.65	\$ 175,316.69
2027	\$ 73,230.68	\$ 2,977.23	\$ 76,207.91
2028	\$ 22,997.50	\$ 988.91	\$ 23,986.41
	\$ 3,191,838.86	\$ 880,611.83	\$ 4,072,450.69

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VILLAGE OF PORT CHESTER
SEWER FUND SHORT-TERM DEBT SCHEDULE
MODIFIED & PROJECTED BUDGETS

FY 2013-14

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2014	26-Feb	2010-11 BAN Renewal (Y3)	681,300.00	227,100.00	0.67%	\$ 4,564.71	\$ 454,200.00	TD BANK
2014	26-Feb	2013-14 BAN Renewal (Y1)	1,700,000.00	-	0.47%	\$ 4,454.00	\$ 1,700,000.00	TD SECURITIES
		B.A.N. TOTAL	2,381,300.00	227,100.00		9,018.71	2,154,200.00	

FY 2014-15

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2015	26-Feb	2010-11 BAN Renewal (Y4)	454,200.00	227,100.00	1.00%	\$ 4,542.00	\$ 227,100.00	
2015	26-Feb	2013-14 BAN Renewal (Y2)	1,700,000.00	25,000.00	1.00%	\$ 17,000.00	\$ 1,675,000.00	
		B.A.N. TOTAL	2,154,200.00	252,100.00		21,542.00	1,902,100.00	

FY 2015-16

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2016	26-Feb	2010-11 BAN Renewal (Y5)	227,100.00	227,100.00	1.00%	\$ 2,271.00	\$ -	
2016	26-Feb	2013-14 BAN Renewal (Y3)	1,675,000.00	30,000.00	1.00%	\$ 16,750.00	\$ 1,645,000.00	
2016	26-Feb	2015-16 B.A.N. (Y1)	2,575,000.00	-	1.00%	\$ 25,750.00	\$ 2,575,000.00	
		B.A.N. TOTAL	4,477,100.00	257,100.00		44,771.00	4,220,000.00	

FY 2016-17

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2017	26-Feb	2013-14 BAN Renewal (Y4)	1,645,000.00	30,000.00	1.25%	\$ 20,562.50	\$ 1,615,000.00	
2017	26-Feb	2015-16 BAN Renewal (Y2)	2,575,000.00	50,000.00	1.25%	\$ 32,187.50	\$ 2,525,000.00	
2017	26-Feb	2016-17 BAN Renewal (Y1)	2,575,000.00	-	1.25%	\$ 32,187.50	\$ 2,575,000.00	
		B.A.N. TOTAL	6,795,000.00	80,000.00		84,937.50	6,715,000.00	

FY 2017-18

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2018	26-Feb	2013-14 BAN Renewal (Y5)	1,615,000.00	30,000.00	1.25%	\$ 20,187.50	\$ 1,585,000.00	
2018	26-Feb	2015-16 BAN Renewal (Y3)	2,525,000.00	50,000.00	1.25%	\$ 31,562.50	\$ 2,475,000.00	
2018	26-Feb	2016-17 BAN Renewal (Y2)	2,575,000.00	50,000.00	1.25%	\$ 32,187.50	\$ 2,525,000.00	
2018	26-Feb	2017-18 BAN Renewal (Y1)	5,150,000.00	-	1.25%	\$ 64,375.00	\$ 5,150,000.00	
		B.A.N. TOTAL	11,865,000.00	130,000.00		148,312.50	11,735,000.00	

FY 2018-19-CONVERT BAN TO LONG TERM DEBT

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2019	26-Feb	2013-14 BAN Renewal (Y5)	1,585,000.00	-			\$ 1,585,000.00	
2019	26-Feb	2015-16 BAN Renewal (Y3)	2,475,000.00	-			\$ 2,475,000.00	
2019	26-Feb	2016-17 BAN Renewal (Y2)	2,525,000.00	-			\$ 2,525,000.00	
2019	26-Feb	2017-18 BAN Renewal (Y2)	5,150,000.00	-			\$ 5,150,000.00	
2019	26-Feb	2017-18 BAN Renewal (Y1)	3,000,000.00	-			\$ 3,000,000.00	
		B.A.N. TOTAL	14,735,000.00				14,735,000.00	

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Trustee Terenzi commented that this is a fair because taxpayers will be billed on their consumption of water. If the consumption goes below what our estimates were then we will have a problem. If it is more than our estimate we will have a fund balance. This is the best legislation we have because rates are based on consumption.

Village Treasurer Douglas commented we have investigated various scenarios on how we could do this so we and this seems to be the best way.

Mayor Pagano asked if there was anyone from the audience who would like to make any comments regarding this public hearing.

Comments were made by:

Mr. Abel asked if the rate being voted on is for this year only. Mayor Pagano and Village Attorney Cerreto commented there would be a 3% increase yearly and rate increases need to be part of a public hearing. Trustee Terenzi commented if there is additional funds it will go back into the general fund. Mr. Abel commented this is a fee that every taxpayer in Port Chester will pay.

Mr. Pointing commented that the PSC requires there is not a sharing of the individual data with the Village. That is one of the major reasons United Water is being used.

Ms. Granata asked if it is doing well, will there be a chance it will not go up 3%.

Village Manager Steers commented that the presentation that was given on January 9th will also be submitted for the record

Village Clerk Richards said the presentation made at all previous meetings are on the web under the Trustees meetings. Memos from the attorneys are not public and not on the web, but everything else is included.

On motion of Trustee Adams, seconded by Trustee Ceccarelli the public hearing was closed.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Adoption of Local Law No. 2 of 2014

Mayor Pagano asked for a motion to approve the Local Law.

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER WITH REGARD TO THE ESTABLISHMENT OF SEWER RENTS

SECTION 1: The Code of the Village of Port Chester is hereby amended by adding provisions to Chapter 268, previously reserved, to be entitled "Sewer Rents", to read as follows:

Section 268-1. Purpose; authority

Pursuant to Article 14-F of the General Municipal Law, there is hereby established and imposed a plan of sewer rents applicable to the Village of Port Chester's sanitary sewer system. Such plan shall consist of annual charges against properties that utilize the Village's sewers. The annual sewer rents as provided for in this chapter shall be applied to pay the costs of the operation, maintenance, upkeep, repair and replacement of the sanitary sewer system. The purpose of the local law is to preclude the cost of the sanitary sewer system from being funded solely from the property tax and to more equitably distribute such cost on all properties, including tax exempt properties.

Section 268-2. Definitions

For the purpose of this Section, the definitions set forth herein shall be controlling:

(a)SANITARY SEWER SYSTEM – The system for the collection of sewage, including all sewer mains, pumping stations, appurtenances or other facilities, which are owned, operated and maintained by the Village of Port Chester, whether in or outside the Village.

(b)SEWER RENTS – A schedule of annual charges established and imposed by the Village of Port Chester for the use of the sanitary sewer system.

(c)SYSTEM USERS – The record owners of real properties that have sanitary facilities which discharge into the sanitary sewer system, whether the properties are located in or outside of the Village of Port Chester.

(d)TOTAL WATER CONSUMPTION – Shall mean the total volume of water delivered to a property by the water source for which a sewer user is responsible. The total volume of water shall be the sum of the volume of water metered by, or otherwise calculated by the water source.

(e)WATER CONSUMPTION – The consumption of water, measured in hundreds of cubic feet (“CCF”); one CCF equals 748 gallons.

(f)WATER SOURCE – Shall mean any entity that delivers water to a property such as United Water Westchester or its' successors in interest or assigns.

Section 268-3. Obligation to pay sewer rent

All system users, as defined herein, shall be liable for fees and sewer rent as enacted.

While system owners may charge a tenant (s) for sewer rent, owners are liable to the Village for payment for sewer rents. The failure of tenants to reimburse or indemnify a system user shall not be a defense to the obligation to pay sewer rent. All sewer rents and penalties shall be a charge against the property for which the system user and any successor in interest shall be liable therefor.

Section 268-4. Sewer rent; adjustments; changes

A. Sewer Rent. System users shall pay an amount based on the actual water consumption as determined by the water source using a water meter or other measuring device, or an estimated amount if the water source is unable to obtain a reading.

B. Adjustment. System users may apply to the Village for an adjustment of the amount of water consumption. Such application shall in writing, accompanied by any prescribed filing fee, and include all evidence to support the degree and amount of water usage that is claimed to be applied for uses that do not result in discharges into the sanitary sewer system. The Board may grant an adjustment on an appeal as provided hereinafter, but in no event shall such adjustment exceed ten (10) percent of the water consumption.

C. Changes. The initial rate of the sewer rent shall be established by resolution of the Board of Trustees after public hearing on five days' notice. Subsequent changes to the rate of the sewer rent and amount of penalty shall be made in the same manner.

Section 268-5. Annual costs of the sanitary sewer system

The annual operation and maintenance costs of the sanitary sewer system shall be determined as part of the Village's budget process. The annual costs shall include, but not be limited to:

- (1) Personnel services, including salaries and fringe benefits
- (2) Contractual services
- (3) Repairs and replacement to the sanitary sewer system
- (4) Materials and supplies
- (5) Utilities
- (6) Building repair and maintenance
- (7) Equipment
- (8) Testing and sampling
- (9) Insurance
- (10) Indebtedness (11) Auditor's Fees (12) Reserve Fund (13) Contingency

Section 268-6. Billing and payments.

A. System users shall be billed by the Village or entity to which billing authority has been designated on a frequency established by the Village.

B. Sewer rents shall be paid to the Village of Port Chester.

C. Sewer rent bills shall be sent to system users to the address to which real estate bills would be sent.

(1)The failure of a system owner to receive a bill shall not excuse non-payment thereof, nor shall it act as a waiver of a penalty imposed herein prescribed.

(2)A system user that intends to convey property shall notify the Village or entity to which billing authority has been delegated sufficiently in advance of the closing title for a final reading and new ownership information.

D. System users may be afforded the option of receiving e-bills or direct deposit of payments. System users may request that a tenant receive bills, and such additional notice may be given as an accommodation.

E. Any adjustments granted, issued or agreed upon with regard to actual water consumption shall be indicated to system users and reflected in the next succeeding bill.

Section 268-7 Late payments, penalties, liens, enforcement

A. All bills shall become due and payable without penalty within twenty-five (25) days of issuance.

B. A penalty of one percent will be charged for any bill that remains unpaid after twenty-five (25) days. An additional penalty of one percent shall be added for each succeeding month or any portion of a month in which the sewer rent continues to remain unpaid.

C. Unpaid sewer rents, penalties and interest shall constitute a lien upon the real property as provided by General Municipal Law, Section 452. This lien shall have priority and be senior to every other lien with the exception of the lien of an existing tax, assessment or other lawful charge imposed by the state of a political subdivision or district thereof.

D. Delinquent accounts shall be collected and enforced in a manner authorized by General Municipal Law, Section 452. The Board of Trustees acknowledges that it may bring and maintain an action as upon contract for sewer rents in arrears, including penalties and interest or to foreclose liens for such sewer rents. As a first preference, the Board desires to take advantage of the alternative process through the tax collection and enforcement process that is authorized as an alternative. The Board shall annually cause a statement to be prepared setting forth the amount of each lien for sewer rents in arrears, the real property affected thereby and the name of the person in whose name such real property is assessed. Such statement shall be presented to the Board of Trustees on or before a date to be specified by it. The Board shall levy the amounts contained in such statement against the real property liable at the same time and in the same manner as city, village, county or town taxes, as the case may be and such amounts shall be caused to be set forth in separate column in the annual tax rolls. The amounts so levied shall be so collected and enforced in the same manner and at the same time as may be provided by law for the collection and enforcement of city, village, county or town taxes, as the case may be.

Section 268-8. Collection of sewer rents; sewer rent fund.

All revenues from sanitary sewer rents including penalties shall be kept in a separate bank account to be designated as “sewer rent fund” All such funds, together with any interest thereon, shall be used in accordance with General Municipal Law, Section 453.

Section 268-9. Appeals

A system user may apply to the Board of Trustees for review of any determination made by the Village or entity to which billing authority has been designated. Determinations by the Board of Trustees are subject to judicial review pursuant to Article 78 of the New York Civil Practice Law and Rules.

Section 268-10. Properties located outside the Village

System users for properties located outside the territorial limits of the Village of Port Chester are liable for charges in accordance with this chapter unless the subject of an existing agreement with the Village.

Section 268-11. Exemption

The property of the Village of Port Chester is solely exempt from the obligation to pay sewer rent.

Section 268-12. Agreement with water source

Together with United Water Westchester, the Village of Port Chester has petitioned the New York State Public Service Commission for authorization to contract with the water company to utilize its water consumption data, perform billing functions, as well as provide any other services necessary to administer this chapter.

Section 268-13. Severability

Should any section or provisions of this Local Law be adjudged by a court of competent jurisdiction to be unconstitutional or otherwise invalidated, such judgment shall not affect, impair or invalidate the remainder of this Local Law, and it shall be construed to have been the legislative intent to enact this Local Law without such unconstitutional or invalid parts therein.

SECTION 2: This local law shall be effective upon filing in the Office of the Secretary of State.

On motion of TRUSTEE TERENCE, seconded by TRUSTEE CECCARELLI, the Local Law amending the code of The Village of Port Chester with regard to the establishment of Sewer Rents was adopted by the Board of Trustees of the Village of Port Chester, New York.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Ceccarelli and Mayor Pagano

NOES: Trustee Marino.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

RESOLUTION

FOR FY 2013-2014

On motion of TRUSTEE TERENCE, seconded by TRUSTEE CECCARELLI, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, Article 14-F of the New York General Municipal Law authorizes municipalities to establish a system of user fees, or sewer rents; and

WHEREAS, in the exercise of such statutory authority, the Board has adopted a local law establishing a system of sewer rents using water consumption as a basis for calculating same; and

WHEREAS, the Village Manager has provided the proposed sewer rent rate for FY 2013-2014 to the Board of Trustees, that being \$1.300020/CCF of water consumption; and

WHEREAS, as required by law, the Board has conducted a public hearing wherein all interested parties were given an opportunity to be heard. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby establishes the sewer rent rate for FY 2013-2014 at \$1.300020/CCF of water consumption.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Ceccarelli and Mayor Pagano

NOES: Trustee Marino.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

PUBLIC COMMENTS

Mr. Tom Kishner, First Vice President of local branch of the NAACP commented on the Board considering a Blight Study. In certain neighborhoods there might be a concern about this. It might be a prelude to Urban Renewal and the loss of some neighborhoods as they are now. But, Urban Renewal in some minority neighborhoods is seen as a code

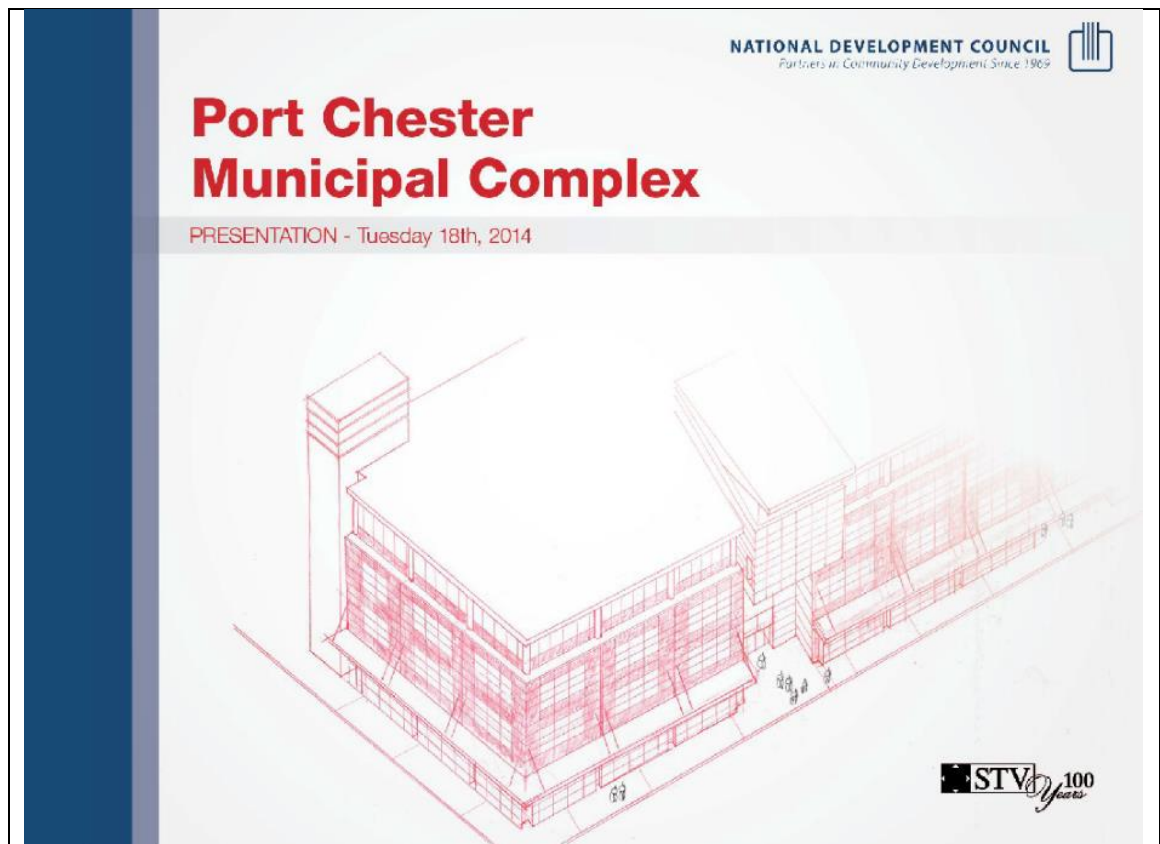
word for slum clearance and there is concern. You may wish to consider what the ramifications of your thinking.

PRESENTATION

National Development Council (NDC) – Port Chester Municipal Complex.

Mike Cucchiara, Director of the National Development Council, and his team made a presentation on the concept of a Port Chester Municipal Building. We have taken a look at some of the previous studies that the Village has conducted. The presentation is in two parts: The first part is the concept of a Port Chester Municipal Building, something the Village has looked at previously. We have tried to put together a plan that makes sense from a financial standpoint and from an economic perspective for the Village. The second part of the presentation will cover the other economic priority related to Fox Island potential repositioning.

STV PRESENTATION

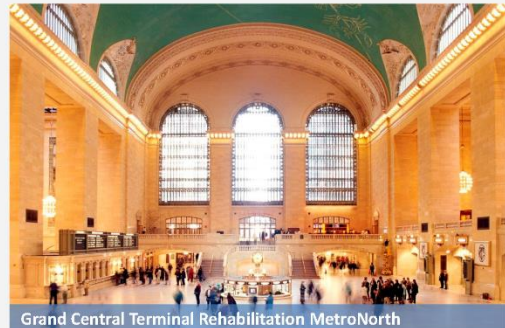


About STV

- Serving New York and New Jersey since 1912
- Largest full-service A/E firm in Tri-state region
- Integrated planning, architectural, engineering & CM services
- Employee-owned



Iconic Projects



Relevant Experience



NYPD Queens County Police Academy



NYPD 9th Precinct Stationhouse



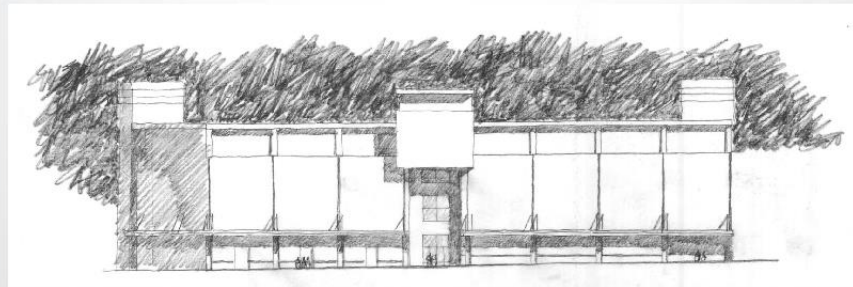
Onondaga County Justice Center



NJ State Police HQ

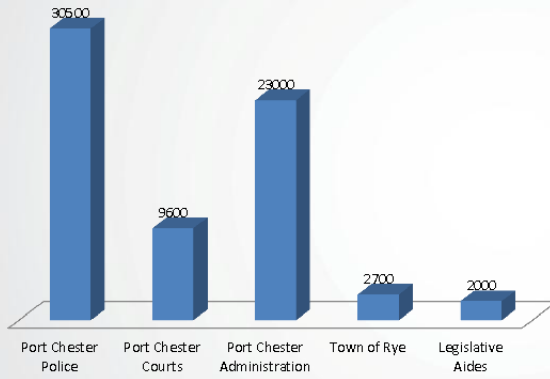
How we work

- Team collaboration
- Lessons learned
- Workshops
- Verify program & operational standards
- Develop concept options
- Design & construction document phases
- Sustainable environments, budgeting & scheduling criteria



Concept Programming

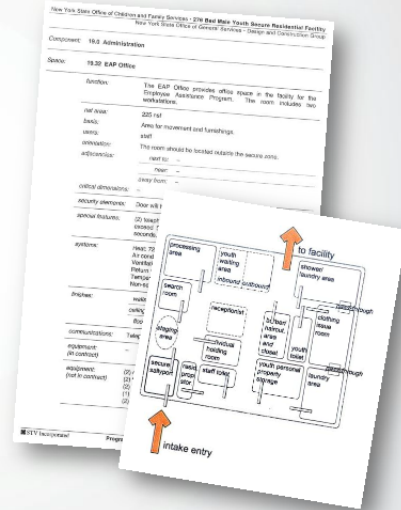
Program Summary



Future Program Development

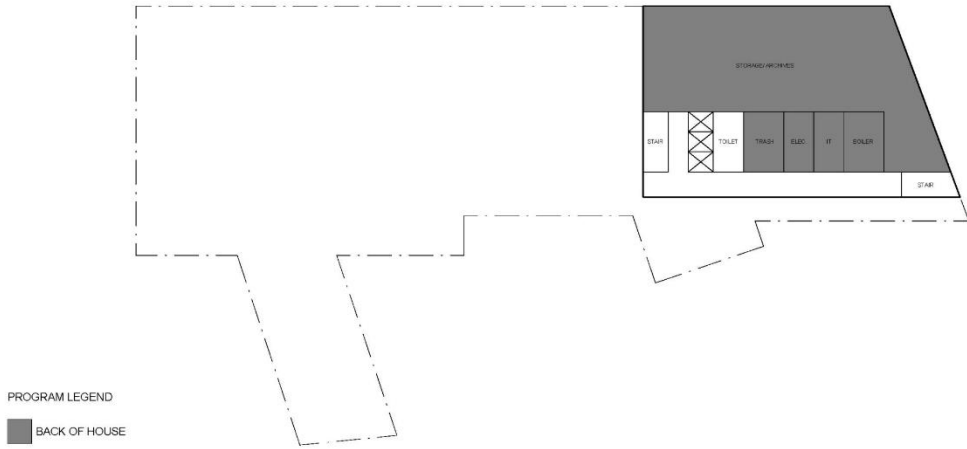
- Detailed Room Programming
- Comprehensive User Interviews
- Functional Adjacency Studies
- Room Data Sheets

Room Data Sheets & Departmental Functional Studies



Site





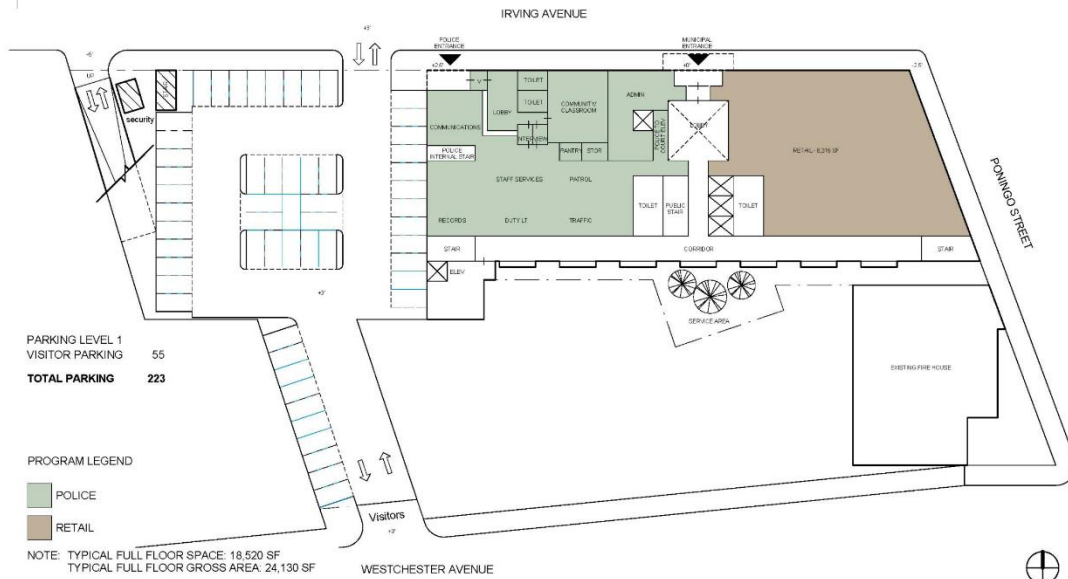
PROGRAM LEGEND

■ BACK OF HOUSE

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - BASEMENT
VILLAGE OF PORT CHESTER, NEW YORK



PARKING LEVEL 1
VISITOR PARKING 55
TOTAL PARKING 223

PROGRAM LEGEND

■ POLICE

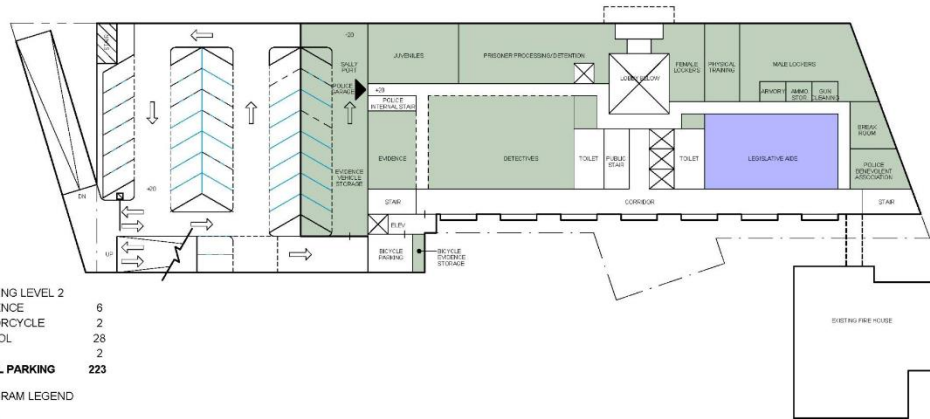
■ RETAIL

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - LEVEL 1
VILLAGE OF PORT CHESTER, NEW YORK





PARKING LEVEL 2	
EVIDENCE	6
MOTORCYCLE	2
PATROL	28
VAN	2
TOTAL PARKING	223

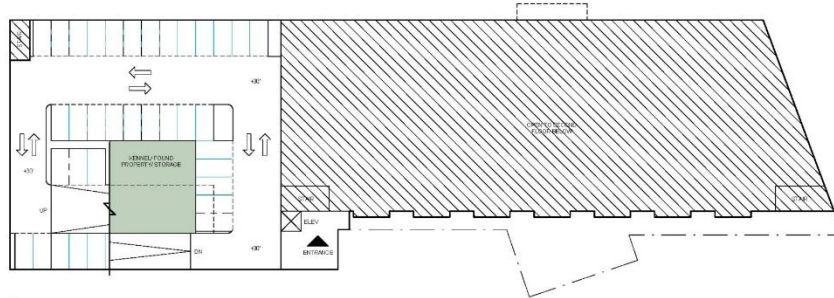
PROGRAM LEGEND

- LEGISLATIVE AIDE
- POLICE

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
 TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - LEVEL 2
 VILLAGE OF PORT CHESTER, NEW YORK



PARKING LEVEL 3	
STAFF	35
TOTAL PARKING	223

PROGRAM LEGEND

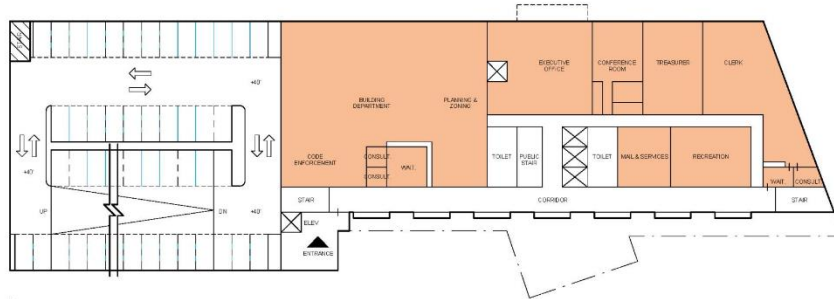
- POLICE

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
 TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - PARKING LEVEL 3
 VILLAGE OF PORT CHESTER, NEW YORK





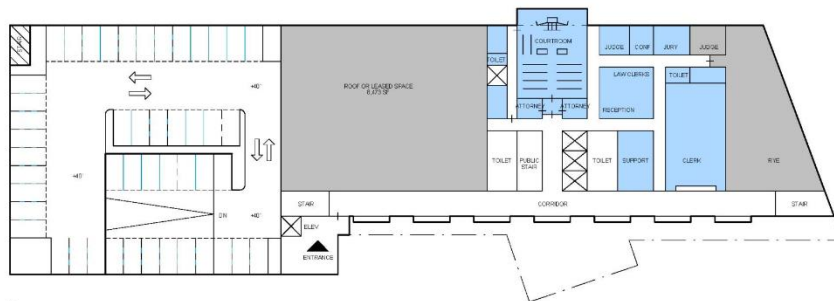
PARKING LEVEL 4
 STAFF 47
TOTAL PARKING 223

PROGRAM LEGEND
 MUNICIPAL OFFICES

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
 TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - LEVEL 3 (PARKING LEVEL 4)
 VILLAGE OF PORT CHESTER, NEW YORK



PARKING LEVEL 5
 STAFF 48
TOTAL PARKING 223

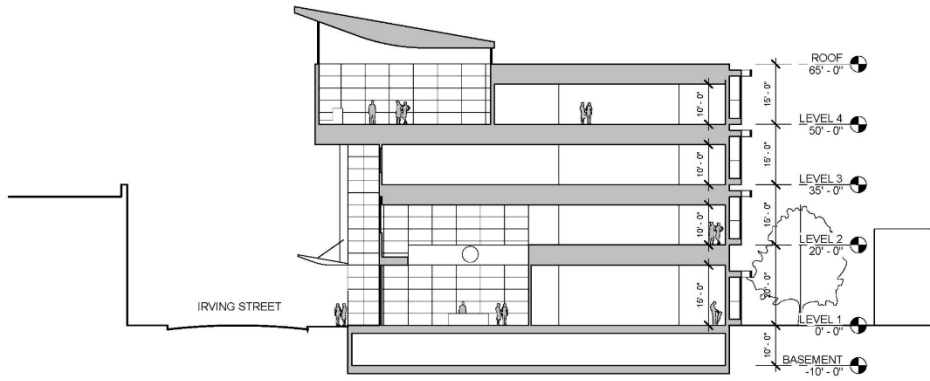
PROGRAM LEGEND
 COURT
 LEASED SPACE

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
 TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - LEVEL 4 (PARKING LEVEL 5)
 VILLAGE OF PORT CHESTER, NEW YORK





NATIONAL DEVELOPMENT COUNCIL
Partners in Community Development Since 1959

MUNICIPAL BUILDING PROGRAM STUDY - N-S SECTION
VILLAGE OF PORT CHESTER, NEW YORK

STV

Public Corridor



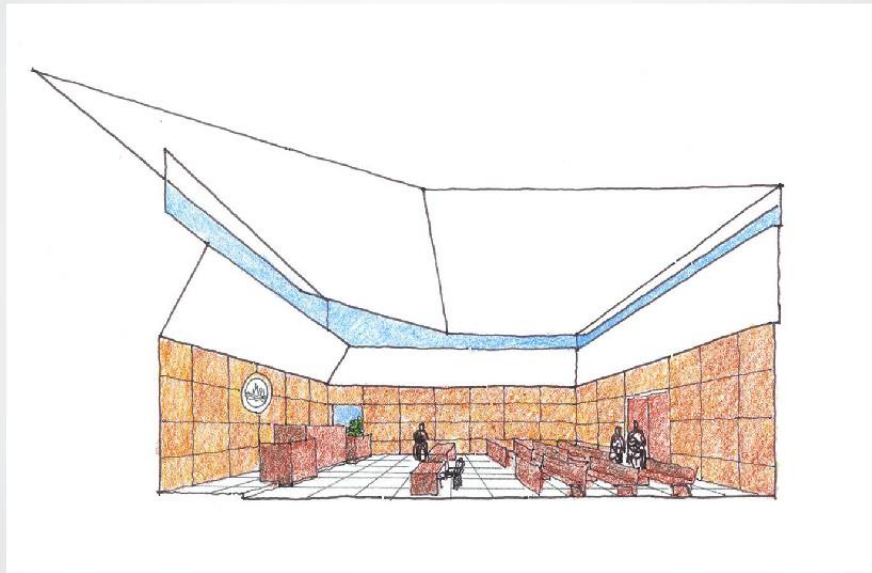
STV 100
Years

Municipal Lobby



STV *100*
years

Municipal Court



STV *100*
years



STV 100 Years



STV 100 Years



STV *100*
Years



STV *100*
Years



STV *100*
Years



STV *100*
Years

Trustee Terenzi commented this process was started a couple of years ago. With the crew at NDC, this organization is top shelf. It will come down to the dollars and where we are going to come up with it. This would be a game changer down there. I am happy that we are moving forward on this.

Trustee Ceccarelli asked if there was a preliminary cost on this.

Mr. Cucchiara commented that they have not looked at a preliminary cost. NDC said the STV team sat down with various department heads and looked at their space needs. This is not just focused on current needs but it could be adapted for future needs.

Trustee Kenner commented that he would like to see a timeline.

NDC would like 9 to 12 months to complete design. These are construction documents.

Mr. Cucchiara said the next step would be what it would cost for STV to go to the next level in getting to real numbers.

Mayor Pagano commented that we cannot magnify it enough that we need commercial and retail space. Point two would be to tweak things as to location of this commercial and retail space. At what point will it start costing the Village something (right now we're in concept development).

NDC can have a proposal in a week.

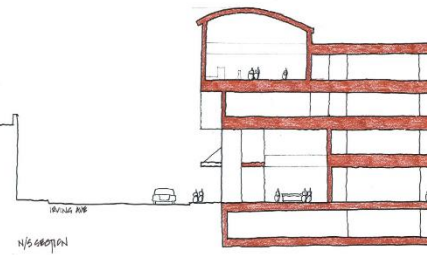
Trustee Adams had a question of putting everything into that one building. If something should happen would the Village shut down? Keep that security in mind.

Village Manager Steers commented there should be a two part process. One for the conceptual design and maybe a certain number of meetings to get to that design type, and then for the magnitude of the cost.

Mr. Cucchiara commented that NDC had an update on repositioning the Fox Island property. There is some contamination on that site. The DPW should be moved.

We would suggest moving to a mixed use site.

The NDC Public Private Partnership Development Process:



NATIONAL DEVELOPMENT
Partners in Community

Port Chester Municipal Building Development Process Steps:

- **Determine Development Concept**
 - **Finalize Percentage Split of Space Utilization**
 - **Breakout of Retail Space vs. Municipal Functions**
 - **Land Acquisition Strategy and Budget**
 - **Identify Site Control Strategy**
- **Creation of an order of magnitude budget**
- **Cost Estimate conducted by Construction Management Firm**
- **Development of Financial Pro Forma**



NATIONAL DEVELOPMENT
Partners in Community

Port Chester Municipal Building Development Process Steps:

- Finalization of Development Concept
- Authorization by Board of Trustees
- Creation of Development Team Overseen by NDC
 - Developer Role
 - Architect and Engineering Team
 - Legal Team & Financial Underwriter



NATIONAL DEVELOPMENT
Partners in Community

Key Municipal Building Development Process Steps:

- Vote Of BOT on Lease Contract
- Completion of Design Docs to 50%
- Construction Manager
- Execution of Bond Docs
- Guaranteed Maximum Price Contract
- Site Acquisition – Village/IDA/LDC
- Site Preparation & Demolition
- Site Acquisition– Controlled by Village/ IDA
- Construction Period – Monitoring/ OPM
- Completion of Construction and Occupancy by Village and Tenants



NATIONAL DEVELOPMENT
Partners in Community

Revenue Procurement Strategies: Disposition of Existing Village Assets

220-222 GRACE CHURCH ST



[Click to enlarge](#)

Parcel ID : 142/062 0001/ 028/000 0000/ /
 Location: 220-222 GRACE CHURCH ST
 Owner Name: Village of Port Chester
 Account Number: 00005152000

SEARCH FOR SIMILAR
SALE PROPERTIES



Parcel Value

Item	Assessed Value
Improvements	6,956,100
Land	1,124,000
Total:	8,080,100

350 N. MAIN ST



[Click to enlarge](#)

Parcel ID : 13E
 Location: 350
 Owner Name: VIL
 Account Number: 000

SEARCH FOR SIMILAR
SALE PROPERTIES



Parcel Value

Item	Assessed Value
Improvements	2,090,000
Land	623,600
Total:	2,713,600

Class A Commercial Space: \$33/foot
 Potential Building Value for 30,000 sq ft



Potential Revenue Support Streams for Construction of New Municipal B

- Sale of Existing Village Assets
- Retail & Commercial Components of Building
- Tax Increment Financing on Retail Components
- State Member Items
- Regional Council Process
- NYS Unified Court System Funding
- Other Governmental Grants



FOX ISLAND REPOSITIONING STRATEGY:

General Site Information:

- 8 identified Parcels

Key Parcels:

- Fox Island Industrial Park (74 & 98 Fox Island Rd) Lot Size: 2.76 acres
- Marina Site
- DPW Site Lot Size: 5.6 acres



NATIONAL DEVELOPMENT
Partners in Community

Fox Island Potential Repositioning:

- Fox Island uniquely situated on Long Island Sound begs for redevelopment
- Currently underutilized site given its highly desirable location
- Comprehensive redevelopment of the site is required to realize maximum benefit to village tax base



NATIONAL DEVELOPMENT
Partners in Community

Fox Island Repositioning Strategy:



- Reposition entire site from existing municipal functions to create a new neighborhood
- Village should embrace comprehensive redevelopment under a master plan by a developer in conjunction with a local development corporation



NATIONAL DEVELOPMENT
Partners in Community

Fox Island Repositioning Strategy Steps:

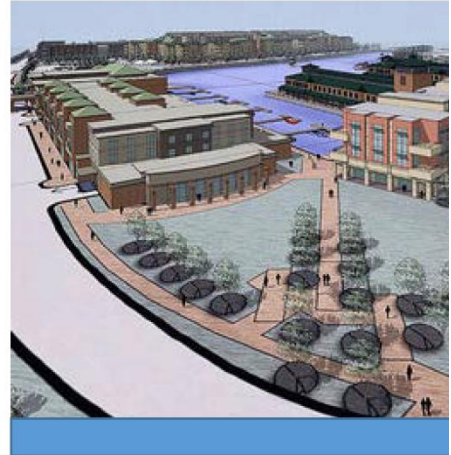
- Relocate DPW Functions from Site
- Formation of Fox Island Local Development Corporation by Village to oversee redevelopment process
- LDC Role to Oversee:
 - Site Assemblage
 - Creation of Redevelopment Concept
 - Identify Necessary Infrastructure Improvements
 - Preliminary Environmental Contamination Assessment/ Identify Brownfields
 - Identify State Resources (e.g. LWRP)
 - Master Developer Selection



NATIONAL DEVELOPMENT
Partners in Community

Interim Steps for Fox Island DPW Site:

- Create LDC and relocate DPW functions
- LDC to hold title to DPW Site
- Enter DPW Site into Brownfield Opportunity Area Program (BOA)
 - BOA Program Steps:
 - Step 1: Pre-Nomination Study
 - Step 2: Nomination
 - Step 3: Implementation Strategy
- Brownfield Cleanup Program (BCP)
- Local Waterfront Revitalization Program



Trustee Terenzi commented on Alexander Street site. Because it was a local development it did not cost the City. The local development corporation absorbed the cost of clearing the contamination and it did not cost the city.

Mayor Pagano commented that he has been looking at shared services and shared facility.

Village Manager Steers commented that at some point we have a workshop session.

Update from Lou Del Bianco regarding The Luigi Del Bianco Memorial.

Mr. Lou Del Bianco made a slide presentation on the memorial to his grandfather, Louis Del Bianco, who was a Master Carver at Mount Rushmore.



RESOLUTIONS

RESOLUTION #1

EXTENSION AGREEMENT FOR EMERGENCY MEDICAL SERVICES

On motion of TRUSTEE KENNER, seconded by TRUSTEE ADAMS, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the City of Rye, Village of Rye Brook and the Village of Port Chester entered into an Inter-Municipal Agreement, dated November 22, 1994 with regard to the joint provision of contracted emergency medical services; and

WHEREAS, on April 8, 2009, the municipalities approved an agreement with the Port Chester-Rye-Rye Brook Volunteer Ambulance Corps, Inc. to provide emergency medical services for five years, commencing on July 1, 2009 and continuing until June 30, 2014; and

WHEREAS, the agreement provided that it may be extended twice for a period of five years each time; and

WHEREAS, the parties desire to extend said agreement. Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into an extension agreement with the City of Rye, Village of Rye Brook and the Port Chester-Rye-Rye Brook Volunteer Ambulance Corps, with the additional term being July 1, 2014 through June 30, 2019, all other terms and conditions of the agreement to remain in full force and effect.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

RESOLUTION #2

WAIVER OF BUILDING PERMIT AND OTHER RELATED FEES WITH REGARD TO TENANT FIT-OUT BY THE TOWN OF RYE

On motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the Town of Rye has most recently entered into a lease with the Village of Port Chester for tenant space at Village Hall located at 222 Grace Church Street and share the facilities at the Police Justice Court at 350 North Main Street; and

WHEREAS, correspondence has been received from the Tow of Rye requesting the Village waive the building permit and other related fees with regard to the tenant fit-out by the Town whose contractor will be doing the work; and

WHEREAS, with input from Village staff, the Board is favorably disposed to the request. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby authorizes the waiver of the building permit and related fees with regard to the tenant fit-out by the Town of Rye.

Approved as to Form:

Anthony M. Cerreto, Village Attorney
Approved as to Form:

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

RESOLUTION #3

BUDGET AMENDMENT – DEA FUNDS TO PURCHASE 2014 FORD ESCORT, TASER UNITS, & THREE (3) CAMERA MOBILE LAW ENFORCEMENT PACKAGE

On motion of TRUSTEE MARINO, seconded by TRUSTEE KENNER, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the Acting Police Chief recommended the use of DEA Funds for these items and that it is a proper use of such funds to purchase the following items:

1. To replace the old Tracker that is eleven (11) years old with a 2014 Ford Escape, 4 door, FWD, 6 speed vehicle for **\$19,968** from West Herr Ford Inc., 5025 Camp Road, Hamburg, NY 14075, NYS Concession Price vendor, and

2. To replace the existing five (5) year old Taser unit that is being phased out with four (4) X26P, Class III Tasers for **\$8,754.76** from Taser International, P.O. Box 29661-2018, and
3. Three (3) Camera Mobile Law Enforcement Package for **\$18,195** from General Sales Administration, t/a Major Police Supply, 47 N. Dell Avenue, Kenvil, NJ 07847, NYS contract PC63041. Now, therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to modify the 2013-14 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695	Deferred Revenue DEA	\$(46,917.76)
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Revenues:

001-0001-2613	Use of Deferred DEA Funds	\$46,917.76
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Appropriations:

001-3120-0200	Police Equipment	\$26,949.76
001-3120-0203	Police Vehicle	\$19,968.00

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

CORRESPONDENCES

From Mark D. Santora, V.P. of the PC/RB Kiwanis Club re: April 4, 2014 as Community Service Day in Port Chester.

Trustee Ceccarelli commented they could make it within their own organization. April 4th falls on a different weekday each year. I would rather see the Beautification Commission take the reign. There is a lot of preparation that goes into having a cleanup day.

Mayor Pagano commented they should work with the Beautification Committee.

From Fire Patrol & Rescue Co #1 on the election of Anthony Amato and the expulsion of Carlos Marquez.

The Board duly noted the correspondence.

From Mellor Engine & Hose Co. No. 3 on the election of Christopher Petrowski

The Board duly noted the correspondence.

From the Traffic Commission

These are to be bundled and require local law and will be discussed at the next meeting. There was a vote at the last meeting regarding parking at the Courthouse during a Trustee meeting which also requires a local law and should be bundled into this. The Chairman of the Traffic Commission should be present. Village Attorney Cerreto will draft a local law. There should be a separate public hearing on each one; they will not be bundled until after.

From Andrea Granata regarding setbacks for structures.

Petition signed by 38 residents regarding a shed that apparently needs a permit. Mayor Pagano asked Village Manager Steers to take a look at this issue. Mr. Steers commented this is usually a setback issue. If they have been there a long time they are covered by the amnesty program. Mayor Pagano said the issue is addressed when it is brought up by a resident.

From Mary E. Madden regarding the Consumer Protection Code

This is not addressed by the Village Code. Village Attorney Cerreto said the County of Westchester does regulate the towing impoundment of vehicles on private property but they do not address the Consumer Protection aspect of the issue. They address the rate that the towing companies charge. The Village has the right to set up its own local law.

From John C. Peterson expressing his respect and appreciation for Marshal Steve Carroll.

The Board duly noted the correspondence.

From Town of Rye requesting a waiver of the projected \$3,088 in construction permit fees.

The Board acknowledged the correspondence under “Resolution # 2” section of the meeting.

MINUTES

Minutes from September 3, 2013

On motion of Trustee Ceccarelli, seconded by Trustee Adams, The Board of Trustees accepted the minutes of September 3, 2013.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Minutes from September 5, 2013

On motion of Trustee Adams, seconded by Trustee Marino, The Board of Trustees accepted the minutes of September 5, 2013.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Minutes from September 16, 2013

On motion of Trustee Marino, seconded by Trustee Ceccarelli, The Board of Trustees accepted the minutes of September 16, 2013.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Minutes from October 2, 2013

On motion of Trustee Marino, seconded by Trustee Ceccarelli, The Board of Trustees accepted the minutes of October 2, 2013.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

PUBLIC COMMENTS AND BOARD COMMENTS

Public

Ms. Granata thanked Mayor Pagano, Village Manager Steers and Village Attorney Cerreto for speaking with her the other day about the code. She commented we are going backwards when calling in about a specific complaint. In the past she could speak to someone and they would update her. Now she has to fill out a FOIL form. This is unnecessary. The complaint she filed December 26th still is not assigned. Also, if it was organized you would have a Code Enforcement officer know, via the Tracker, that there

are three complaints in a certain area and he could go to the area once instead of three times.

Ms. Granata commented about the beauty of the proposed Municipal Structure and her concerns for safety with retail, commercial, fire department and municipal in one structure.

Board

Trustee Adams thanked the Port Chester Police Department, Code Enforcement, Village Manager Steers and Peter Miley re the parking garage at the movie theater. They have taken it upon themselves to dispose of snow, which could have caused harm to residents. Whoever was taking the snow off the parking garage has been stopped and several violations have been issued.

Trustee Adams wanted to put a couple of discussion items on next month's agenda: for all our Boards and Commissions; as well as an item on the Village web page. Lastly our parking passes have expired and we need passes for this year.

Trustee Terenzi commented regarding the presentation of the Municipal Complex. Hopefully we will move forward with this firm.

Trustee Marino commented that he agrees with Trustee Terenzi and would like to move forward on the Municipal Complex. He commented on the condition of the train station property violations.

Trustee Kenner addressed questions for Village Clerk Richards for openings and expirations on the Board of Commissions, particularly for Architecture, Parks, Recreation, Zoning and Waterfront. Are we polling these people to see if they want to serve? Village Clerk Richards said we sent a letter to everyone. The majority have returned that they are interested. The list has been updated and we need to update the list. Ms. Rogan has moved and should be removed from the website.

Trustee Ceccarelli commented that he agrees with Trustee Marino on the train station. Has looked at the website re the Commissions and Boards. We should notify the Westmore News or village mailing and invite people to come and serve the Village. The DPW did a fabulous job on the snow. The ETPA will do some vacancy review. The Marina parking should go to pay parking. The parking signs on Main Street are not very clear.

Village Manager Steers commented additional signs are needed and there will be an additional two to three signs per pay station.

Village Attorney Cerreto commented on DFJ and we could use available census data for a much lower cost.

Mayor Pagano commented on excellent job of snow removal. One agenda item for the discussion items at the next meeting is Town Dissolution. We have to address this as to how we handle it.

Village Manager Steers thanked the DPW for all their work. The Village Manager's budget will be given to the Board by March 17th.

At 10:12 p.m., on motion of Trustee Adams, seconded by Trustee Marino, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Respectfully submitted,

Janusz R. Richards
Village Clerk