

Minutes

Village Board of Trustees

July 8, 2015

A **Special** Meeting the Village of Horseheads Board of Trustees was held on the above date at 2:30 p.m.

Present were:

Village Board and Staff

Mayor Donald Zeigler
Trustee Ron Swartz
Trustee George Koliwasky
Trustee Mike Skroskznik
Trustee Brad Lytle
Village Attorney John Groff
Village Manager Walt Herbst

Manager's Asst. Rachel Baer
Parks Dir. Nate Nagle
Water Dept. - Don Gaylord

Others

Wayne Brubaker, Gardner Rd.
Mike Stenpeck, Grand Central Ave.
Barb Skorzewski, W. Franklin St.
Andy Giles, Wygant Rd.
Jodi Skroskznik, Center St.
Christine Klee, E. Franklin St.]
Bill Tunis, Eisenhart Pl.

Pat Gross W. Broad St.
Rose Apgar, S. Pine St.
David Reynolds, Matthew Cir.
Beth Grannis, Scenic Dr.
Dick Sokolowski, Lesky Rd.
Adam Dolaway, Erin

The purpose of this Special Meeting is discussion and possible action regarding the acquisition of 56 acres of land on E. Franklin Street from the NYS Department of Corrections for \$1.00, to be used for Parks and Recreation purposes.

Director of Parks and Recreation Nate Nagle did a PowerPoint Presentation regarding this proposal.

Comments, questions and discussions centered around the following items:

- House will likely be part of the parcel we acquire. If it's not, no big deal. If so, it would open up more opportunities. Barns would stay - roofs are rather new.

- Uses for land depends on what we develop, as far as cost.
- Labor and maintenance would shift from sports fields we are losing. All depends on usage.
- What to do with existing facilities - still need to maintain it and decide what to do with them. Still need to fund short and long term.
- Need 30-50% Village money in order to get grants
- Development will not be all at once. Just replace what we are going to lose and go from there.
- Community input will occur in two rounds.
- If it doesn't work out, we give the state back the land.

Q&A:

Can land be looked at, walk around it.
Should let Department of General Services know ahead of time.

Has anyone spoken to schools on their input for this.
Nate - not at this point. School may not be aware they will lose field at Maple Grove in four years.

Pat Gross - weren't they developing fields by middle school.
Nate - yes that is for softball.

Al Edwards - where is the Town in this project. Any discussion with them on shared svces.
Nate - I talked to Town Supv. He basically said keep us out of it. I have shared some of this info with him. Didn't talk in depth. I would like to move some users of fields on Wygant. I shared these concerns with the Town Supv., so possibly they would be willing to help should we get to that point.

How many acres are we losing.
10-14.

Can we sell, rent out or lease any of this land down the road?
Nate - don't know answer to that. I know that we can have an agmt. with a youth org in some way. Don't know the specifics. They do this in other places in the state. State will not sell directly to a youth org for their private use.

Trustee Swartz - what will we use outbuildings for.

Nate - no idea. I've only been through one - flooring was pretty bad. Perhaps taking soccer equipment and store for winter season. No heat, no electricity.

Trustee Swartz - so you don't know if we can lease out the house.

Nate - no I don't know for sure. If it comes with the property we should look into this issue. Its currently being rented by some correction officers.

Trustee Koliwasky - maybe use for rec offices.

Nate - without looking at interior, not sure. That is an option. But that is low on the list.

Al Edwards - 60-75% income you say from users. Do you think that is logical.

Nate - that is just to build it. As far as user fees after that, we would have to decide how much we want to recover - 5%, 10%, whatever.

Al Edwards - Babe Ruth has their own facility, Girls Softball has theirs on Gardner Rd., Little League has one field, those are key issues. Huge issue maintaining what we already have.

Dick Sokolowski, Girls Softball - interested in knowing whether Village will go to fee basis or whether groups can take over their own areas.

Nate - elected officials will have to consider that. Football does not have a fee, or soccer . on Gardner Road it is not my intent to add user fees because you are taking care of those.

Mike Stenpeck - we invest a lot of money in this, then decide we don't want it. We can't sell it?
Atty. Groff - it has to be used for parks and rec. If it's not used for that the property goes back to the state. Not an option for us to sell park lands. That would take an act of the NYS Legislature.

Trustee Lytle - holding point complex, what did that cost.

Nate - \$750,000 was budgeted number I think. Maybe a million.

Trustee Lytle- and that was where the Town did a lot of the labor. I'm assuming that we don't have staff that could do work like that.

Nate - Town doesn't have any more laborers than we do. Holding point is surrounded by fence. Multiple fences within it too. Kitchen was 90K. lots of things that we would not consider at the start for this facility.

Resident - I think it's a good opportunity and I also think it's important. I maintain the Gardner Road fields. We do what we can with volunteers. Maybe CVSA soccer has a portion of it they are responsible for, they could get bigger, girls softball too, that might be a large chunk of initial costs. Top soil on current fields is the best in the county. Can be scraped off and reused somewhere else.

Al Edwards - can someone farm some of the acres.

Nate - haven't asked the State this yet.

Trustee Lytle - do we have a proposal from the State that has the stipulations in there, emails, etc.

Nate - same letter you rec'd a few weeks ago.

Atty. Groff - law says under what circumstances the state can give land to a municipality. Its very specific. If it were a temporary use the state might not object. If it becomes a permanent

use that is not parks and rec then the state would likely take the land back. State might not make an issue out of it at first.

Trustee Koliwasky - I have talked to many people about this who are in favor, except for one person who spoke against it. He wanted to see more housing built there. Have had overwhelming support from residents, business people, for youth sport and adult uses. The community input will be so important. We did that for the comprehensive plan. I really want to see this stay green.

Barb Skorczewski - it may be on the national register, for funding. Will there be an environmental study.

Nate - yes would have to go through a SEQR review.

Resolution by Trustee Koliwasky, seconded by Trustee Swartz

WHEREAS, approximately 56 acres of improved real property in the Town of Horseheads, County of Chemung, knows as 271 E. Franklin Street, tax map parcel #59.01-1-5 ("Premises") which has historically been used by the NYS Department of Correction Services and Community Supervision (Elmira Correctional Facility farmlands) and owned by the State of New York ("State") has recently become available for disposition by New York State, and

WHEREAS, the Village of Horseheads has contacted NYS Office of General Services regarding the availability of same, and

WHEREAS, the State would consider the transfer of the Premises to the Village of Horseheads pursuant to Public Lands Law Section 34 for the purpose of "park and recreation", and

WHEREAS, the consideration for the transfer and conveyance is \$1.00, and

WHEREAS, the State is authorized to convey its right, title and interest in the Premises to the Village pursuant to PLL Section 34 for the purposes set forth therein, including parks and recreation and

WHEREAS, the Village is informed and understands that such transfer would be subject to a reverter to the State of New York if Premises conveyed are not so used, and

WHEREAS, Village Parks and Recreation Director Nate Nagle and Village Manager Walt Herbst have presented to this Board a conceptual plan for the utilization of the Premises by the Village for certain park, recreation and playground purposes including but not limited to walking paths, dog park, athletic fields, etc., and

WHEREAS, this Board is informed and believes that in the future certain existing parks and recreation facilities used by Village residents and others which have been temporarily used as athletic fields (Maple Grove athletic fields) will become unavailable for park and recreation purposes as they will be permanently utilized for Maple Grove Cemetery purposes, and

WHEREAS, to consummate this transaction and transfer a boundary line survey and legal description of the property are required.

NOW THEREFORE BE IT RESOLVED that Village Manager Walter Herbst is authorized and directed to take all necessary and reasonable steps to acquire the Premises from NYS Office of

General Services for park and recreation purposes, pursuant to Public Lands Law Section 34, including but not limited to application to NYS OGS or the transfer and conveyance of the Premises, hiring a surveyor for preparation of a boundary line survey and legal description for said lands, to pay the required sum of \$1.00 for purchase of same, and to expend such other funds as are necessary and required for the acquisition of title to the Premises including but not limited to creation and review of legal title, recording of deeds and other related or required documents, all as soon as may be practicable, and be it further

RESOLVED, that Village Manager Herbst is authorized and directed to execute all documents necessary to effectuate said use, transfer and conveyance of the Premises and that such documents shall be subject to review of Village Attorney John Groff as to form and substance, and be it further

RESOLVED, that title shall be transferred after such environmental review as may be required by the State Environmental Quality Review Act have been completed.

Roll Call Vote:

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| Mayor Zeigler | Aye |
| Trustee Swartz | Aye |
| Trustee Koliwasky | Aye |
| Trustee Skroszchnik | Aye |
| Trustee Lytle | Aye |

As there was nothing further to come before the Board, the Special Meeting was adjourned at 3:46 p.m.

/rmb