

MINUTES BOOKTOWN OF COEYMANS
October 19, 2023 – Town Board Meeting – 5:00pm**

A Town Board Meeting was held Thursday October 19, 2023 at 5:00pm at Town Hall, 18 Russell Avenue, Ravena, New York

PRESENT: George D. McHugh, Supervisor
Brandon L. LeFevre, Council Member
Stephen J. Schmitt, Council Member
Marisa Tutay, Council Member
Linda S. Bruno, Council Member

Absent:

ALSO PRESENT: Candace McHugh, Town Clerk

Supervisor McHugh called the meeting to order and led the audience in the Pledge of Allegiance. Council member Bruno led the audience in prayer. Supervisor McHugh asked that the record reflect that all members were present.

PUBLIC NOTICE SPECIAL TOWN BOARD MEETING

In compliance with Public Officer's Law, this will inform you that the Town Board of the Town of Coeymans has scheduled the following meeting:

A Special Town Board Meeting for Thursday, **October 19, 2023 at 5pm** for the purpose of discussing Town Hall options. This meeting is open to the public and will be held at the Town of Coeymans Town Hall, 18 Russell Avenue, Ravena, New York.

**By Order of the Town of
Coeymans Town Board
Candace McHugh
Town Clerk**

Supervisor McHugh created some talking points for the board to review how we got here:

In 2022 Construction of a new town hall was put to a vote and failed – 2,074 NO; 897 YES

- Why would we as a Town Board disregard the will of the residents and try to push this idea again, after they already rejected it by a more than 2 to 1 vote?
- New construction costs have not decreased since 2022
- Interest rates are substantially higher now than they were in 2022

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- Bond Referendum would not be on the ballot before 2024 election

2. 18 Russell Avenue Property – Repair/Renovate/Expand

- Mold Issues, HVAC issues, Plumbing issues, storm water runoff issues
- Not large enough for current and future needs – Need to double the square footage
- Not OCA compliant
- Not ADA compliant

3. 16 Hillcrest Drive Property – Potential Purchase

- We can purchase property without borrowing money
- We can make major repairs to roof and HVAC without borrowing money
- We can move in slowly and renovate interior space over time with little or no borrowing
- Already ADA compliant
- Structurally sound
- 14,000 sf with plenty of space and acreage for any future growth and needs
- Space allows for a community area with full kitchen and possible community shelter area
- Allows us to eventually move all town offices into one building by 2024, sell 18 Russell Avenue property, and stop renting temporary office space

Supervisor McHugh feels like 16 Hillcrest is the best option. Council member Schmitt is concerned about the amount of money we will be putting into the renovations and wondered if revising the original plans to build new would be a possibility. Supervisor McHugh stated he is considering hiring skilled people as town employees to do much of the work over time which would lessen the cost. Large items will still need to be bid and paid prevailing wage but the overall cost can go down. This can be done without borrowing money. Council member Tutay stated she had considered as Mr. Schmitt did putting a new building out to vote but she is concerned with the interest rate currently. Council member LeFevre also feels that the best option would be a brand-new state of the art building but being reminded that it was more than a 2 to 1 decision to not build new by the voters takes away the confidence of a potential new vote for him. Council member Bruno was concerned about how the neighborhood feels about having town hall there. She felt more comfortable after hearing the remarks at the public hearing.

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Public Comment:

Mike Lawson was thankful the board has come to a consensus about this building and agrees it's the smarter way to go.

Ken Bliss is the chairman of the trustees at the church. Mr. Bliss stated the church would like to stay in town and asked about a time frame. Supervisor McHugh said next Thursday a resolution will be drafted to vote on the purchase.

Nancy Warner lives in the Village and is a Village trustee. She is thankful the town will be preserving a beautiful older building.

Yvonne Shackleton lives in the hillcrest neighborhood. She believes if there were alternate plans at the time of the vote it may have gone differently. She would like to see a complete financial breakdown and comparisons.

Candace McHugh is a town employee and a resident. She is thankful the board has come to a decision but did request the employees that are still working in 18 Russell ave on a daily basis are moved first if possible. She stated that if there were two choices 2 years ago that may have been a good option but at this point the cost of creating another option would most likely not lead to a smaller price tag.

Kim Krause is the reverend at the church. She thanked the board for taking the time to discuss this and would appreciate anything the town board can do to expedite the process. Supervisor McHugh stated tonight's meeting was scheduled to help move along the process so now a resolution can be voted upon at the next board meeting October 26, 2023.

Motion to Adjourn was made by Council member McHugh and Seconded by Council member Bruno- APPROVED – VOTE – AYES 5 – NAYS 0 – ABSENT 0 – SO MOVED 5:40 pm

Respectfully Submitted,



Candace McHugh, Town Clerk