

April 18, 2018

The Town Board of the Town of Clayton held a Special Meeting in the Town Board Room, 405 Riverside Drive, Clayton, New York, at 6:00 PM, to review and discuss the Recreation Park/Arena Addition Project, with the following persons present:

David M. Storandt Jr.
Lance Peterson

Mary Zovistoski
Nolan Knapp

Donna J. Patchen
Kathleen E. La Clair

Alicia Dewey
Kevin Patchen
Jeff Bannister

James Jones
Justin Taylor
Pam McDowell

Rob Campany
Tricia Bannister

Pledge of Allegiance: Supervisor Storandt led the assembly in the Pledge of Allegiance at 6 PM.

Salt Shed: Motion was made by Lance Peterson, seconded by Nolan Knapp, to authorize the Town Supervisor to sign a Formal Lease Agreement with the O’Connell Electric Company, Inc. for the Salt Shed location. Motion carried.

Recreation Park/Arena Addition Project Discussion: Supervisor Storandt stated that at our last week’s meeting , we decided to have this special meeting to review and discuss in more detail what we are looking for and what we can afford.

Councilwoman Patchen indicated that the cost of over \$5 million is an extremely big concern. The Town Offices should be on the ground level and then we wouldn’t need the elevator which would save some dollars.

Councilwoman Zovistoski stated that the cost will never go down, but will increase each year of delay.

Councilman Peterson stated we needed to figure out a way to do this without hurting ourselves and the Taxpayers. We need to figure out our long term obligations. We need to work on more events for the addition project and utilize a portion of that income to help defray expense. Councilman Peterson questioned if a portion of the bed tax could be utilized. We have to keep in mind that we can’t strap ourselves too thin. We need to look at the overall picture and see how to make it work.

Alicia Dewey discussed the granting situation. The Board needs to keep in mind that the grant is not for a Town Office at that location. The Town Offices was to be part of the match for the grant funds at Recreation Park.

Councilman Peterson stated that it was a \$6 million project for the Arena plus Town Offices and we’re now down to \$5 million. We know and are in agreement that we need more bathrooms, lockers, and showers. We do that much in additions; we wait for 4 or 5 years, we’re then in a better place financially and then can do the addition for the offices.

James Jones inquired if we could set up structurally for the offices now, to be further ahead for when they would be completed in the future. Would there be enough money in the current phase to do that?

Councilman Knapp inquired if we can accept the grant at this time and ask for an extension?

Alicia Dewey stated that we didn't need to do that as grants usually run two to three years.

Dock Long-term Bond: This would be paid up in 2024 Councilman Peterson discussion with Justin Taylor: Scenario of using dock money:

Justin Taylor - any income realized from the dock; can go back into the docks for maintenance, repairs, etc. Money realized cannot be used at Recreation Park. The current grant for the docks does not allow for seasonal dockage. Our revenue for a couple of years has generated \$100,000. It is a good idea to put in more docks; but you wouldn't see any increase in revenue for a few years.

Highway Long-term Bond: This goes through 2030 at approx. \$40,000 per year.

Councilman Peterson indicated that we should go with the status quo for 4 or 5 years to get rid of some of our Bond expense. We could rent instead of purchasing a tractor & sweeper or buy/ use by shared services. This would cut our expenses.

Opera House Roof/Depauville Library Roof Long-term Bond: This would be paid up in 2023.

Back to Arena Project:

Councilman Peterson indicated that we can stick with adding the west end showers & bathrooms, lob off the Town Offices. Renovate the concession stand so that we can serve from the outside area. Just do what we need and can afford for the Arena. Take this project down to \$3.2-\$3.5 million, which we probably can better afford but not \$4 million and above.

Rob Campany stated that the Board needs to establish what you can afford. Do a budget. Steel prices right now is a guess due to the international tariffs.

Discussion of whether we needed the second story box area and elevator. If we did the box would we need to be ADA compliant and would we need to comply at this time?

Councilwoman Patchen stated she would love to have the Town Office there, but doesn't feel we can afford it now. We need a 5-year plan to establish and work in phases.

Alicia Dewey indicated that if we keep the Town office here, we need to make sure what we do now for renovations is done correctly because it probably will be another 40 years before the Arena will get another renovation. We need to do a budget for the 6 locker rooms, showers, Zamboni room, concession stand.

Ms. Dewey also indicated that the bathrooms are a big deal. The events we have now, the biggest complaint is lack of enough bathrooms for the amount of people.

Justin Taylor inquired if the Board has a model budget of what the revenue will be? Expenses? Over what is the plan?

Tricia Bannister inquired about a bar in the new concession, and opening up the arena to new events and incomes.

Councilman Peterson stated that we have already opened up to some new events and probably will continue to look for venues for throughout the week. We can put up and take down a couple of times during the week and still have an event for the weekend.

In previous discussions some time ago, there was talk of having a gym/physical therapy area to join with the recreation park/pool. This could be joined and these areas could be rented out, which would help the revenue.

Councilman Peterson stated there was talk about that, but we then found out we couldn't legally rent out the space for this type of arrangement.

Motion was made by Lance Peterson, seconded by Mary Zovistoski, to adjourn this Special Meeting at 7:15 p.m. Motion carried.

Kathleen E. LaClair, Town Clerk