

Present: Mayor: Jim Cheney Trustee: Brian Hemminger
Trustee: Greg DeRuyter Trustee: Howard Hughson

Absent: Trustee: Joe DeBrock

Also Present: DPW Superintendent: Ken McAllister, Clerk/Treasurer: Jill Seifert, Deputy Clerk/Treasurer: Melissa Westfall, PCC President: Tom Cheney & PCC Executive Director: Janie Burgess

7:05 PM Special meeting opened by Mayor Cheney.

Mayor Cheney briefed the Board on a request from the Mary Preston Foundation regarding the Town owned Tiger Hill property; Floyd Ridley has asked the Village or the Phelps Community Center to purchase the property for \$100,000 and for the Village to consider offering the Town space on the east side of Mill Street to build their proposed highway garage. Roughly two years ago; Floyd requested the Village Board approach the Town of Phelps regarding their intention to build the proposed highway garage on the Tiger Hill property, the Village Board indicated then that they would be open to any and all discussions that the Town might be interested in having; this was communicated to the Town. Around the same time, the Phelps Community Center sent a letter to the Town outlining the need for the Tiger Hill property to remain recreational space and their desire to purchase the property; the Town responded that the property was not for sale. Recently, a conceptual site plan of the Town Highway Garage was submitted to the Village Planning Board; at the Planning Board's meeting on September 22nd the plan was referred to the Village Zoning Board of Appeals and is scheduled to meet on October 20th. Discussion followed.

Jim would prefer the offer be only for the purchase of the property for \$100,000; the Village Board should not be giving the Town Board direction as to where to locate their proposed garage.

Greg supports the idea in general but doesn't think it is necessary for the Village Board to be negotiating; he would prefer that the acquisition be handled much like the Crooked Bridge Park was acquired.

Brian questioned Janie regarding the number of times she actually has to turn people away from using the open areas at 8 Banta Street due to no availability. Janie quoted times this summer that she had to turn the Babe Ruth Baseball League away because the multiple lacrosse leagues, run by PCC, were scheduled on the playing fields. The need for more space is a definite and the Town has always allowed the use of the Tiger Hill property when asked.

Howard is thinking about the property on the east side of Mill Street and the possible building locations.

Jim posed the following question; if someone was to make the previously discussed offer to the Town and by chance the Town accepted said offer, would the Village entertain accepting the donation of the Tiger Hill property "green space"? Greg and Howard indicated yes, as did Brian with some reservation.

Greg questioned is it the Village Board's responsibility to protect the Village residents interest in this regard; Jim briefly discussed the Planning Board and Zoning Board of Appeals' roles and responsibilities.

Brian would prefer any purchase offer to come directly from the Village Board; this Board has never backed down from doing the right thing, even when it might cause controversy, in this case trying to maintain the needed "green space"; this is not about telling the Town where to locate their garage. The Board unanimously agreed that the Village Board, as the offering agency, would proceed with a formal purchase offer.

Motion by Trustee Hemminger, 2nd by Trustee DeRuyter and unanimously carried by the members present; authorizing the submission of a purchase offer, to the Town of Phelps, for the Tiger Hill "Green space" property being tax map parcel #48.05-1-3.130, from the 2014-2015 Village tax roll, for the fee of \$100,000 contingent on the commitment of funding from the Mary Preston Foundation, for the purpose of preservation of recreational space.

Adjournment: 8:05 PM: Motion by Trustee DeRuyter, 2nd by Trustee Hughson to adjourn the meeting.

Respectfully submitted,

Jill K. Seifert
Village Clerk/Treasurer