

VILLAGE OF BREWSTER  
BOARD OF TRUSTEES  
December 5, 2012  
REGULAR MEETING

Minutes

The Board of Trustees of the Village of Brewster is holding two Public Hearings and a Regular Meeting on December 5, 2012 at 7:30 PM or as soon thereafter as time permits at Village Hall, 50 Main Street, Brewster, NY 10509.

Attendees:

Mayor: James Schoenig  
Deputy Mayor and Trustee: Christine Piccini  
Trustees; Tom Boissonnault, Mary Bryde, Terri Stockburger  
Village Engineer:  
Village Counsel: Anthony Molé,  
Clerk & Treasurer: Peter Hansen

Absent:

John Folchetti

Pledge to flag.

Notation of Exits

1. Public Hearing at 7:30PM for the purpose of obtaining public input for WATER RENT considerations. Proposed rates are on file in the office of the Village Clerk and available for inspection. Proposed Water rate increase would be effective for the April, 2013 billing and may increase by 15% on all rate classes. Additionally, tier volume changes and other aspects of the billing process may be considered.

Mayor Schoenig motions to open the Water Rents public hearing, Trustee Bryde 2<sup>nd</sup> all in favor 5 to 0.

- a. Peter Hansen provided an overview of the reasoning behind the proposed increase was due to a 15% decline in water production year over year for September & October. Since that time further research and data correlation has indicated the rate increase may no longer be necessary.
- b. John Degan asked the village to control costs instead of looking to revenue increases.
- c. Jack Gress is concerned about the community. Renters account for 69% of residents, vacancy rate for residential is 10%, 18% for commercial. Jack believes the water rates are driving residents away and asks the rates be decreased. Jack asks; since the deficit fund balance has been erased can we do away with the \$8 per month per unit charge? Recognizing that capital accumulation will suffer. But we need to fill more units in the village and by reducing water rates that would help fill more units and increase consumption thereby reducing costs further.
- d. Frank Rondinone- Village is in disrepair. We should see that the properties in the village are improved and incentivize single family owner occupied percentage increases. Water quality is poor and he doesn't understand why the rates are going up.
- e. Janet Ward doesn't understand why water rates rise when consumption falls. Mayor Schoenig explains the algorithm – if consumption falls the rate must increase to meet the budgeted revenue.
- f. Mark Anderson notes the water budget subsidizes the Police costs and inflates the costs in the budget. He wants to see the Police costs removed from the Water budget.
- g. Janet Ward wants to remove the Police from the Water budget too.
- h. Erin Meagher notes the village property owners are paying for water & sewer, essentially paying for water twice. Erin encourages the reduction of rates within the Village and increases to outside village customers.
- i. Reneé Diaz asks if we have investigated other avenues of revenue increases to offset the reductions in other revenues? Is there property that can be sold?

- j. Rick Stockburger notes the water and sewer are paid by taxable and tax exempt properties. If General Fund costs increase the taxpayer alone will foot the bill.
- k. Mark Anderson says the water fund pays 30% of general fund costs and should not subsidize that fund in any way.
- l. Jack Gress notes that the water fund does not subsidize 30% of the costs and disputes Mr. Anderson's conclusions.
- m. John Degan notes the non-taxpayer is carrying some of the costs and that is a good thing. But we need to cut our costs rather than raise our revenues.
- n. Jack Gress notes that tax exempt properties account for 20% of the total assessable properties. If we lose that portion it will equate to a 20% increase to village taxpayers. Jack reiterates the need to cut the costs in the water fund. If a percentage of costs goes into the water budget then a percentage of the income/revenues should also go toward the water budget.
- o. Rick Stockburger notes any subsidies that go to the water fund from General will subsidize the tax exempt properties.
- p. René Diaz notes if the costs rise then consumption will be further reduced.
- q. Deputy Mayor Piccini notes this public hearing was called in case rates needed to be raised. We scheduled this meeting to get public input, not to raise rates.
- r. Dave Gillis asks if the bonds can be refinanced. Hansen says the last time we looked into it the cost of refinancing was not conducive to debt service reduction.
- s. Dave Gillis asks about the Garden Street School impact. Hansen says it is a non event.
- t. Janet Ward wants to see us cut spending not increase revenue.
- u. Jack Gress asks about the alternate power source for the well field. Mayor Schoenig says power panels, transfer switch, and generator are being investigated but are not expected to impact the water budget this year.
- v. Mayor Schoenig asks if the water rates went down and the taxes went up would the renter have to pay the same? Mr. Gress says yes.
- w. Erin Meagher says 2-14 Main Street is full, no vacancies.
- x. Frank Rondinone says a 15% increase will not kill him and we need a police department. We should do something about the Town users costing us money and the tax exempt properties should pay their fair share.
- y. Mark Anderson wants everyone to have their own meter. Some buildings are not equipped with separate water piping. It is common to have shared pipes that would not enable accurate per unit metering.
- z. Dave Gillis would like to see debt service paid according to the service to the property.

Mayor Schoenig motions to close the Water Rents public hearing, Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0.

2. Public Hearing at 8:55 PM. at Village Hall 50 Main Street Brewster NY 10509 with regard to adding a local law to Village Code for Flood Damage Prevention in accordance with FEMA and NY State DEC directives. The proposed draft local law is on file in the Village Clerk's office.

Mayor Schoenig motions to open the Flood Damage Prevention Law public hearing at 8:55PM, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0.

Counsel Molé says DEC sent two comments back, the revised law includes those comments. The process should move forward and the law needs to be submitted.

No public comment.

Mayor Schoenig motions to close the Flood Damage Prevention Law public hearing, Trustee Stockburger 2<sup>nd</sup> all in favor 5 to 0.

Mayor Schoenig motions to open the regular meeting, Trustee Bryde 2<sup>nd</sup> all in favor 5 to 0.

#### Regular Meeting

1. Budget Report – Hansen delivers the year to date budget report. Expenses and revenues are largely tracking to forecast with a few exceptions; code enforcement officer contractual, streetlights, and tax certiorari.
2. November 7, 2012 Minutes for Approval – Trustee Bryde motions to approve the November 7, 2012 minutes, Trustee Boissonault 2<sup>nd</sup> all in favor 5 to 0.

3. Vouchers Payable – Deputy Mayor Piccini reviewed the vouchers payable and found everything in order.

3.1.A	General	\$40,599.83
3.2.EN	Professional Fees	137.50
3.3.F	Water	10,037.61
3.4.G	Sewer	59,757.23
3.5.H10	Wastewater Capital Project	1,335.00
3.6.H61	Wells Brook Retrofit	6,203.88
3.7.H62	Tonetta Brook Retrofit	3,894.72
3.8.TA	Trust & Agency	5,000.14

**Total Vouchers Payable** **\$126,965.91**

Mayor Schoenig motions to approve Vouchers payable as listed, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0.

4. Water Rents – Tabled until 12/19 when more information is available.
5. Other Business
- 5.1. Trustee Bryde – Reminder on New York Alert info to go out with January Billing. Ribbon cutting at 155 Main tomorrow. Notes the trash has been removed from Progress Street. Asked if there was any progress on the train horn complaint filed with MTA. Mayor Schoenig said he has not heard anything yet.
6. New Business
- 6.1. Deputy Mayor Piccini – Sign palette changes: added new background colors, white and black – Code Enforcement notified, Zoning & Planning notified, and notifications sent by US Mail to commercial property owners.
- 6.2. Trustee Stockburger – Will contact Dan Crawford to see about hanging the holiday flags.
- 6.3. Trustee Boissonnault – What are the orange cones on Carmel Ave. bridge. Not clear why they are there.
- 6.4. Mayor Schoenig – Asks Counsel to draft a letter regarding Brewster Honda site plan to Town Planning Board & Zoning Board and note the village was not notified of any public hearings at the town. There appears to be a discrepancy in hours of operation and possibly uses between what was approved in the Village and what they are asking the Town to approve. An amended site plan application would need to be submitted with any proposed changes.
7. Public Comment – Rick Stockburger wants the Village to raise the water rates for Peaceable Hill Water District.
8. Mayor Schoenig motions to go into executive session regarding potential litigation, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0.
9. Mayor Schoenig motions to close executive session, resume the regular meeting and adjourn, Deputy Mayor Piccini 2<sup>nd</sup> all in favor 5 to 0.