

Village of Webster
Village Workshop Meeting
December 1, 2015

Webster Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present: Mayor Cahill, Trustee Ippolito Jr., Trustee Byerts, Trustee Lancy, and Attorney Don White
Absent: Trustee Balcaen

Village Board Business

A presentation to the Board was made by Norma Platt and Ed Lyons on behalf of interested citizens who want to keep the Well Field land as a natural undeveloped area open to the public. Their goal is to obtain grant money through the Genesee Land Trust in the hopes that either Monroe County Parks or the Town of Webster will become the owner of the Well Field land.

Mr. Lyons explained the grant process and said presently there are two grants available but the deadline for application is in January 2016. He said his main concern is the need for a current appraisal of the Well Field land which meets Federal standards.

Mayor Cahill said Industrial Appraisal Company has done an appraisal of the land but it was for insurance purposes and not for a real estate appraisal. Mayor Cahill also said the Company did not take into consideration the open space overlay district which restricts the use of the property and may in fact devalue the property.

Mrs. Platt said they do need an appraisal of the land and the grants are only good for the acquisition of the land and it would not include the decommissioning of the wells. She said there would be other funds available from State and Federal programs to decommission the wells but it is all an orderly fashion and each step has to be done according to the process.

Mayor Cahill said perhaps an option the Board would consider as part of the purchase agreement could be an added contingency whereas the Town of Webster or the Monroe County Parks would buy the land with the responsibility of decommissioning the wells. This could result in a lower purchase price. He said according to the DEC there is no time limit on decommissioning the wells. Mayor Cahill said this may be a question for the Land Trust to see if this type of contingency would still allow for the funding of the grant.

Mrs. Platt said she would find out more answers from the Land Trust but would hope that the Town of Webster would ultimately acquire the well fields.

Mayor Cahill said he would reach out to Supervisor Nesbitt and the Town Board to see if they would be interested in acquiring the Well Fields. He also told Mrs. Platt and Mr. Lyons to contact him after their meeting with the Land Trust next week.

The next discussion was with Peter Elder, Chairman representing Friends of Webster Historic Preservation who presented a memorandum of understanding to the Board pertaining to the former Webster Freight Depot. The wood and other materials disassembled from the depot are currently being stored and are on site at the Village of Webster Well Fields. Mr. Elder discussed several points

in anticipation of the Village Board coming to an agreement regarding the storage and reconstruction of the depot.

Mr. Elder said the MOU is a starting point and he would like to be able to negotiate with the Board.

Mayor Cahill said he has been asking for several years for a plan to be presented regarding the depot but nothing has ever been submitted in regards to a final plan for the depot. He said he is not comfortable storing the wood at the Well Fields for five years. Mayor Cahill said the wood is still not covered or stored properly.

Mr. Elder said he has several design plans and four different location options for reconstruction of the depot.

Attorney White said it is necessary for the Board to see the proper paperwork showing the FWHP is incorporated and a not for profit organization. He made comment that the MOU is a contract and the format should be rewritten as such. Attorney White said there should be a provision in the event that the well field property is sold where all the depot material would be removed. Additionally he said there should be another provision where the Village is held harmless and released of any responsibility if something should happen to the depot materials that are stored there. He also said he would recommend the FWHP sign a bill of sale for the depot material showing they are the rightful owners of it.

Mayor Cahill said he would allow the wood to be stored for only six months and requested the Board revisit this topic in January 2016.

The next discussion was regarding the cell tower construction update. Trustee Byerts said he has been in contact with Tim Connelly, AT&T representative to provide contact names for other cell carriers. Trustee Byerts said the project will go forward.

Mayor Cahill announced the MRB Group is having a roundtable discussion on December 10, 2015. He said they are having a luncheon and will share insights about asset management and strategies for sustainability. He said if anyone would like to attend to contact Josette Amalfi, Village Clerk because reservations are needed.

A discussion on Policy 8-12 Conferences ensued and it was decided that the policy should be updated and looked at in a future agenda along with the policy related to tuition reimbursement and social security.

Executive Session

Motion by Trustee Lancy and Seconded by Mayor Cahill to enter into executive session at 8:42 p.m., to discuss the Village of Webster amended retainer agreement for Attorney Don White, all were in favor and carried.

Motion by Trustee Lancy and Seconded by Trustee Ippolito Jr., to exit from executive session at 8:50 p.m., all were in favor and carried.

Adjournment

Motion Trustee Ippolito Jr., and Seconded by Trustee Byerts to adjourn the meeting at 8:53 p.m., all were in favor and carried.

Josette Amalfi, Village Clerk

John J. Cahill, Mayor