

A special meeting of the Lysander Town Board was held at 4:30 p.m. on September 25, 2014 at 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John A. Salisbury, Supervisor
Melinda Shimer, Councilor
Andrew O. Reeves, Councilor
Roman Diamond, Councilor
Robert Geraci, Councilor

MEMBERS ABSENT: None

OTHERS ATTENDING: Anthony Rivizzigno, Town Attorney; Elaine McMahan, Deputy Town Clerk; Gene Dinsmore, Highway Supervisor, Pac-B and several residents.

OTHER BUSINESS:

RES. #161/2014

EXECUTIVE SESSION

Motion made by Diamond, seconded by Salisbury to adjourn to Executive Session to discuss matters relating to contracts.

VOTE:

Supervisor Salisbury	Aye	Councilor Shimer	Aye	Councilor Geraci	Aye
Councilor Reeves	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

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Motion made by Diamond, seconded by Reeves to adjourn the Executive Session.

No vote was taken.

NEW BUSINESS

RES. #162/2014

YMCA Lease with the Town of Lysander

Motion made by Shimer, seconded by Reeves to authorize the Supervisor to sign the First Amended and Restated Lease Agreement made between the Town of Lysander and The YMCA of Greater Syracuse for the period December 23, 2002 and terminating June 30, 2015.

VOTE:

Supervisor Salisbury	Aye	Councilor Shimer	Aye	Councilor Geraci	Aye
Councilor Reeves	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted.

BOARD DISCUSSION BEFORE VOTE:

Attorney Rivizzigno reported that this is a motion to amend the existing lease that the Town has with the YMCA and the sublease that is there under it. He stated that this lease would allow the YMCA to stay in their current space and would give up the rest of the building that they have leased. He said they would pay the utilities for that section and would not pay any further rent. He stated they will be allowed to stay there until the latest of June 30, 2015. He said they can terminate the lease earlier with a 30 day notice if they choose to do so.

Councilor Geraci spoke to Supervisor Salisbury and said he thinks for the benefit of the audience this is a good move and asked Supervisor Salisbury to recap in two or three sentences of why this is a good move and in the sense of what lease the Town is getting out of in terms of what exist today compared to what they are doing tonight.

Supervisor Salisbury said this is a 25 year lease that was made with the YMCA who subsequently made a 25 year lease with the Greater Baldwinsville Ice Arena, Inc. (GBIA) He stated the lease in effect required no payment of rent but there was a requirement that an account be set up in the Town's name for repairs on the

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building. He said the YMCA did live up to those parts of the agreement but the GBIA did not. He stated in order for the Town to move forward and keep the rink open the Town needs to have the YMCA lease terminated which terminates the lease with the GBIA.

Councilor Reeves added that they did have some money set aside in the last year and the Town used approximately \$9000.00 for a couple of repairs. He asked Comptroller Rahrle what was the amount of money coming to the Town.

Comptroller Rahrle replied \$55,000.

Councilor Geraci stated what this will mean the reason why the Town was in a tenuous position up to this point is because they had no control over the ice arena. He said it was a secondary lease that the YMCA had with GBIA and they controlled everything. He said if this new lease gets signed tomorrow or on Monday it means that the Town will fully own and be operating the ice arena however the Town has to figure out a way to run it. He stated they are clearing things up.

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RES. #163/2014

Repair of the Red Rink and the Purple Rink at the Ice Arena

Motion made by Geraci, seconded by Shimer to declare the repair of the two ice arenas an emergency situation per the recommendation of the Town Attorney and enter into an agreement with Davis Mechanical Service Inc. to repair the Red Rink and replace lost refrigerant in the purple rink at a cost not to exceed \$50,000 to be completed no later than October 9, 2014.

VOTE:

Supervisor Salisbury	Aye	Councilor Shimer	Aye	Councilor Geraci	Aye
Councilor Reeves	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted.

BOARD DISCUSSION BEFORE VOTE:

Supervisor Salisbury explained these repairs are going to be paid out of the money that the YMCA has set aside which is \$55,000. He stated that they also received \$10,000 from the GBIA regarding a purchase offer. He said it was a non-refundable deposit. He stated that in effect the Town has \$65,000 that they are setting aside for repairs and this motion spends \$50,000 of that \$65,000. He said in order to move ahead quickly because there is a major tournament at the ice arena over Columbus Day they need to get these repairs done as quickly as possible. He stated that they can do that without a bidding process because the Town Engineer has declared that it is an emergency situation because of the refrigerant leak. He said the refrigerant used at the arena is R-22 which is a hazardous gas that can cause suffocation if inhaled. He stated this is a hazardous condition and must be repaired as soon as possible. He said they received a bid from Davis Mechanical Service that had done repairs at the arena in the past and also reviewed the whole situation about the rink about a year and a half ago.

Councilor Geraci stated he is fully in support of this and will be crossing his fingers that the price tag does come in under \$50,000 but he would be willing to meet on an emergency basis if the actual price to fix it comes in a little higher. He said he they have to get this fixed.

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RES. #164/2014

Security Camera System

Motion made by Reeves, second by Diamond to authorize the purchase and installation of an 8 channel digital video recorder and 5 cameras for use at the ice arena from Chuck Padula System's Design & Consulting at a cost not \$6,200 to be installed as soon as possible.

VOTE:

Supervisor Salisbury	Aye	Councilor Shimer	Aye	Councilor Geraci	Aye
Councilor Reeves	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted.

BOARD DISCUSSION BEFORE VOTE:

Supervisor Salisbury stated that there could be a security issue at the ice arena. He said this does not require a bidding process because the amount is under \$10,000. He stated this is also the gentleman that did the security system for the Town Hall.

ADJOURNMENT:

At 5:10 p.m. Supervisor Salisbury adjourned the meeting.

This is a true and complete recording
of the action taken at this meeting.

Elaine McMahon
Deputy Town Clerk