

Present – Carvin, Otis, Daly, Salanitro

Absent – Rand, Pilla

Carvin – Opening comments. Introduction of Benedict “Benny” Salanitro, PE, Superintendant of Public Works for the Village of Scarsdale with over 20 years of Public Works and Engineering Experience.

Public Comment

Dan Somma, 514 Forest Ave. Rye, NY 10580 and Veteran Park User. Cited lack of leash law enforcement during off season, September through April, and presented counts of dogs seen and a number were off leash. He also presented ordinance #96 of Rye City requiring dogs to be leashed. Mr. Somma also presented data and research about dog bites and general risk of allowing unleashed dogs to roam.

Otis – Suggested partial solution to implement “Summer Rules” immediately which designates a specific area for dogs. Also we would create and distribute flyers to be distributed by RTP Staff to all dog owners frequenting RTP.

David Rassmussen – Friends of RTP expressed concern of their members about the unleashed dog problem. He also agreed that the “Summer Rules” plan sounded like a reasonable step.

Carvin – Summarized the Issue and Solutions.

- 1-Immediate implementation of “Summer Rules”.
- 2-Upgrade enforcement by increasing security visibility and handing out flyers.
- 3-Shift security towards greater weekend coverage.
- 4-Relocate security to winter office.
- 5-Perhaps use golf cart to increase visibility.

All agreed this would be a good beginning.

Approval of Minutes

Motioned: Otis.

Second: Salanitro.

Roll Call – Daly, Otis, Salanitro, Carvin.

“Tough man” Triathlon correspondence & Jarden Westchester Triathlon

Nowotnik – Introduced these requests. The Ironman is a new proposed event. The Jarden is a pre-existing event. As proposed, they would run back-to-back weeks. Rye City Police Commissioner Connors has scheduled a meeting to review each group’s plans.

Otis- Expressed his concern about having a second Triathlon on back to back weekends and the impact on the City of Rye neighborhood.

Salanitro – Reviewed some of the specific timings and size of event. Concerned about prospect of 1,000 or more people.

Otis – Also concerned about revenue loss to RTP due to less parking. Too near Labor Day when RTP will be open if nice weather.

Daly – Jarden was well run last few years. Suggested a presentation to commissio

Salanitro – Asked about disclaimers and insurance. Each group will provide insurance certificates. Also asked about payments for excess staff time/hours.

Carvin – Asked to have each group to make a presentation for the March Meeting.

Salanitro – Concerned about liability. Need insurance from all.

Carpe Diem Correspondence was read and contract renewal confirmation occurred December 2007 meeting.

Otis – Reviewed recent grant success and suggested she come in to meet new board. Will try to schedule for March meeting.

National Trust Forum Membership

Otis – Suggested this be reviewed first by -----Auslander of Carpe Diem for value at next meeting.

Contract for Accounting Services

Carvin – Reviewed Saverio Terenzi proposed contract for services cited the following.

- 1- Terenzi, CPA currently and previously working for town.
- 2- 2-Hire Terenzi for RTP to consolidate accounting functions.
- 3- 3-Terenzi at \$14,000.00 vs. Gioffre and Gioffre at \$22,500.00.

Motion – Hire Saverio Terenzi to perform RTP Accounting Services for the 2008 year at an annual fee of \$14,000.00.

Motioned by Salanitro.

Second Otis.

Roll Call: Daly, Otis, Salanitro, Carvin.

Carvin – Suggested the possibility of hiring a seasonal Rye Town Park Manager to run the day-to-day operations of the entire Park & Beach.

Otis - Review the compensation of the former Parks Manager, Sam Rich, to serve as a benchmark.

Salanitro – Suggested contacting Civil Service to see if there is a P/T Park Manager list.

Carvin & Otis – RTP Commission should interview candidates. If 3 or more participated in this, it would have to be noticed as a public work session.

Daly – Excused himself at 7:15PM due to a prior commitment and left.

Review Preliminary 2007 Financial Report – Report copies were distributed to the Commission as well as to the public in attendance. Carvin cited the projected \$330,000.00 loss for the year and expressed hope that through better management we could eventually create a surplus to put towards needed improvements. Otis indicated that prior year cost fluctuations were difficult to fathom and suggested periodic financial updates to review the Park's then current condition.

Salanitro asked what the revenue source to offset the losses is. Otis explained that shortfalls are covered by payments from the City of Rye and the Town of Rye. The formulas are based on property assessments ratios and approximate 51% Town of Rye and 49% City of Rye for general Operating losses. The formula is 50/50 for any Capital related expenses.

Various line items were discussed on both the income and expense side. Carvin cited the lack of differential pricing related to residents and non-residents use of the facilities. Otis suggested exploring ways to maximize revenues for Parking; perhaps an EAZY PASS system and matching more closely the Parking and Entry Fees at Playland. Salanitro suggested we add more parking attendants to speed handling and that the Commission considers adjusting fees at the March meeting.

Nowotnik mentioned that the PERMIT mailing goes out in early April. Also, reminded the Commission that this would be the first year without the free passes which would improve revenue collection somewhat. The free passes were discontinued post season last year.

Goals for 2008 - Carvin presented his suggestions for 2008 Goals

1. Prepare for a centennial celebration for the Rye Town Park Pavilion which was constructed in 2009.
2. Coordinate celebrations in 2010 as the formation of Rye Town occurred 350 years ago, in 1660.
3. Bring Rye Town Park back to profitability
4. Renovate the Tower Administration Building, perhaps by establishing private/public partnerships.

Carvin set the next meeting date as March 18th, at 6:30PM at which point there would be a 2008 Preliminary budget presented. Salanitro suggested we look at needed Capital Improvements. Otis suggested a walkthrough/site meeting at the Park.

7:45PM: Meeting adjourned

RTP Meeting Minutes
4/14-2008

No attendance recorded

- Agenda Item # 3: Motion to hire Fred Gioffre as park manager
- Went back to item #1 minutes from last meeting. Made motion to accept minutes from last meeting.
- Bishop introduces Agenda Item # 2: Susan Auslander is the fundraising consultant RTP has been using for 3 years. She wanted to make sure the commission was aware that their proposing to send the attached letter out as a mailing. Cost about 15-16,000 in revenue from contribution to the restoration of the beach pavilion. She is trying to get names from City of Rye, Port Chester, Rye brook, Rye Neck.
- Look into cheaper ways of getting the list of label and save 500 dollars. Purpose of mailing is to get charitable contributions towards the tower building. In last two years total 30,000 dollars. Expect to raise another 15,000.
- Combine this letter with beach pass mailings save on postage. 3800 beach pass mailing list. Mailing list is bigger than actual holders of pass. 1,042 beach pass holders
- 9,000 for letter mailing.
- Does not like dear stake holders, wants changed permit holders.
- Makes motion to revise letter
- Danes Bridge Enterprises- Custom software programmer. He has taken the rate schedule (permit/Parking) and programmed it into the cashier's computers so that the beach entrance/parking lot/ permit office are running on the same system. He sets all the equipment up and tests it and the work with RTP to produce any reports they need.
- Item # 5: RTP cash summary. Generated revenues from beach access \$203,683 and parking revenue was \$ 108,794 and permit revenue of 77,000. All under 400,000 of cash that was identified by the system.
- Issues: Booths no A.C., Machine failure. People collection cash but not recording it because of: people getting backed up, poorly trained. They are declining to use machine because it slows them down. Cash collection on day to day basis exceed computer.
- Looking into windshield sticker for parkers, receipt stickers
- See if someone else can put a system in the short time before the beach opens. Highly unlikely because of the complex rate schedule.
- Look for next year for other alternatives in budget.
- Have backup computer incase of failure. Or two work stations.
- Principal purpose of system is to track revenue and it not doing it.
- Renew him for one year. He has all the data in the server. Custom program, difficult to bring new person in such short time.
- Runs training classes to use the system. Since hiring HS kids he is saying that they are not doing what they need to do.
- Last year lost 300,000 dollars in budget. City of rye had to pick up the rest.
- Set the new fee schedule. Principal increase really is between residence/non-residence. Beach pass- money generator. Make it \$7 for non-beach holders.
- \$ 80 Permit would be \$100 and family \$100-120.
- Golden membership \$ 140 Single \$160-180 family (free beach and \$3 parking)

- Non-residence single \$200 Family \$300.
- No free passes any longer.
- 500,000 budget deficit this year that needs to be accommodated.
- Worried about backup of cars when having to show their drivers license.
- On holidays charging for non permit holder parking the same as Playland which is \$10
- For fireworks night to non permit holders charge \$5 or what Playland is charging.
- Leaving parking fee at the same.
- Motion to accept the proposed increase
- On nice days in late April, beginning of May, put someone in the parking booth and charge \$2 for anyone, except for anyone with annual parking permit.
- New Cashier system \$30,000 and Bio-Metric time clock system \$8,000
- Talk about how Terenzi consolidating things.
- Talking about heating men/woman's bathrooms 365 days a year. Used to be full time security then cut down to 20hrs a weeks in winter he has an office where he needs heat and light. Think the park could run with some reduced service level in winter and shut down more of the utilities and not run the heat or lights except for general lighting.
- Elder people who depend on the bathroom during the day in the winter. Shut down a lot of main stalls on each side and just heat the small area on each side for men's and women's. Thought of unisex bathroom or smaller men's and women's bathrooms. The issue of overheating the bathrooms, get someone to check them could get some efficiencies.
- Carvin would like Gioffre and Nowotnik to have a week to week update of how things are evolving at the park.
- No capital improvements number that needs to be discussed.
- Addressing roof with grant money. Could spend between 500,000 to 1,000,000 dollars
- Some expenses will include: stucco repair, windows and railings.
- Bishop mentions that the bathroom building suffered damage about year and half ago, extensive roof damage. Roofer came in estimate for it was about \$40,000 to do repair. Will come in with estimate for complete roof replacement, Bishop thinks about \$120-130,000.
- Capital improvement will escalate.
- Look at bench marking the grass acreage and bench marking that pricing.
- Bought brand new barber sand rake to clean beach has \$13,000 to pay off
- Carvin thinks that the \$937-967,000 dollar to incorporate the parks manager salary
- 6 months for beach May to Sept 30th but some things such as mowing grass will continue longer than usual but taper them off. After Labor Day stay open one or two weekend granted good weather and people are there, but lesser staff. Still picking up revenue. There is a question as to whether revenue received is offset by the cost by continuing that maintenance.
- Motion made to adopt budget.
- Last meeting for second request for second triathlon outcome was to not allow it, bringing it to Rye City Council Meeting and share their case as to why they should have it.
- Some improvement made in triathlon such as speaker systems set up early in morning and facing towards the sound and not the neighborhood, got good result from that.
- Carvin makes motion to bring the meeting to a close
- Meeting is adjourned

RYE TOWN PARK COMMISSION MEETING
THURSDAY, MAY 29, 2008

Minutes – Rye Town Park Commission

6:10 P.M. - Meeting was called to order by President Joseph Carvin

Present: Commissioners Joan Feinstein, Douglas McKean, Steve Otis, Benedict Salanitro and
President Joseph Carvin

Also Present: Town Attorney Paul Noto, Park Manager Fred Gioffre and Special Assistant William Lawyer

Absent: Commissioner Pilla

Commissioner Otis led those present in the Pledge of Allegiance.

President Carvin asked John Ambrose, owner of Seaside Johnnie's Restaurant to address the Commission. Mr. Ambrose felt that it was a fatal mistake for the out-of-town residents to pay \$10.00 per car to park and that this increase will not only harm his business, but also discourage non-residents from attending the park. He mentioned that approximately 160 cars turned around and left the park on Memorial Day because of the increase in fees. Mayor Feinstein mentioned that this could cause a long term and detrimental problem. There was also a concern by families who purchased permits which previously included children under the age of 16 and now changed to the age of 12 and under. Sam Chernin, co-owner of Seaside Johnnie's commented also on the increased fees. John Ambrose submitted pictures of the bathrooms on the beach which are boarded up and mentioned how parents with children continue to ask if they will be available for use this summer. These bathrooms need repair and Mr. Ambrose's architect will be taking a look at them. Commission members would like to see these bathrooms reopened.

* * * * *

Commissioner Otis submitted written complaints of the increased parking fees and mentioned that the (3) three-tier parking fee system could cause confusion. Commissioner Otis explained that he agreed with the efforts of President Carvin to increase the rate on a trial basis with his willingness to work with this schedule if it creates a problem and hardship. While it may have been an attempt to cover the possibility of a deficit in the Park and not pass the burden onto the taxpayers, this parking fee increase should be discussed and possibly reconsidered.

* * * * *

Susan Auslander, the fundraising consultant for RTP (from Carpe Diem Westchester Ltd.) briefly discussed the proposed mailings and the options for lists that can be used. She handed out postcards given to donors who contribute up to \$25.00. Mayor Feinstein asked Ms. Auslander what mailing list was used for fundraising. Ms. Auslander replied that for the first year the beach permit list was used and for the second year an IRS list was rented. The State Grant for \$200,000.00 was discussed. Ms. Auslander mentioned that this amount is in Supervisor Carvin's office and explained that once the \$400,000.00 is spent on a project, the Commission will be refunded the \$200,000.00 in agreement with the grant. The Centennial Celebration for Rye Town Park will take place in the year 2009. The roof for the Tower Building needs to be restored and will cost approximately \$1,200,000.00.

President Carvin mentioned that this would be a great project for the grant and to celebrate the centennial. Bonding will be required to fund the \$1,200,000.00. President Carvin would like to have a committee selected for the celebration and fundraising effort for the event and project. Mr. Lawyer offered his assistance for the publicity of the centennial. Mr. Salanitro and Mr. Mc Keane agreed to assist in finding an architect for this project. President Carvin suggested, "Why not restore the envelope of the building?" Park Manager Fred Gioffre offered his eagerness to help with the fundraising and is willing to make a sizeable donation.

* * * * *

Commissioner Feinstein mentioned, in an effort to increase the attendance and awareness of the wonderful facilities of the beach and park, people have to be educated. She was not sure if that many of the residents of the Village of Rye Brook were aware of this park.

* * * * *

Report: Park Manager Fred Gioffre

Park Manager Fred Gioffre presented a lengthy report concerning the preparation and present functioning of the various aspects of the park. Contracts are being kept to a minimum which included a savings from last year of \$8,000.00. Electrical maintenance is being done in-house. On all purchasing, three bids have been taken by Mr. Nowotnik. All bookings for functions for the Pavilion and the beach are also taken by Mr. Nowotnik and he has created a system using wristbands which will be given to those at functions to enable them to use the beach. Parking fees will also be settled before the events. The Captain of Security has come up with a plan to move along the traffic at the entrance to the park on very busy days by approaching the vehicles and asking them to have their permits, money and identification ready. Mark Casata, the head life guard, is very experienced and prepared for the season. The two Deputy Commissioners of Public Safety, Joseph Vita and Gerry O'Donnell are providing training classes for rangers in an effort to tighten up security.

Operations

Bill Lawyer has been instrumental in putting together procedures for job descriptions for personnel and for permit issuance. Daily readings are printed out from the computer for the (3) three booths and security recording cameras are installed and working. Mr. Nowotnik is in the process of exploring a new cashier system and hand printed IDs.

All overtime has been cut out.

New tables and chairs which are easy to assemble and maintain have been ordered.

Personnel

Every cashier applicant has been interviewed. Last year 38 positions were filled and now reduced to 22 creating a savings of \$4,500.00 a week.

* * * * *

Special Assistant Bill Lawyer presented a detailed report on the management activities of the Park and discussed some of the items. He asked that this report be submitted into the minutes.

Parks Foreman, Frank DiLeo was asked what is done in emergency situations. He explained that he has an emergency folder with all necessary numbers. He explained that a limb fell on the bath house last year after a storm and a tree company came right away since in emergency cases, it is not required to get proposals.

Discussion resumed concerning the parking fee issue. Commissioner Feinstein stated that double digits may sometimes discourage people. She explained that because of the economy with gas prices rising, people may tend to stay in the area and use the Park and a single digit fee may provide a better marketing opportunity. She also felt that resident non-permit holders should be charged less than non-resident non-permit holders. President Carvin agreed with Commissioner Feinstein that the reduction may provide a marketing tool. Commissioner Salanitro's opinion was that non-residents be treated the same as residents and one fee for non-permit parking should be charged. President Carvin and Commissioners Feinstein and Salanitro agreed that the \$10.00 fee was too high. Commissioner McKean felt this fee was fine.

The Commission decided to re-establish the non-permit parking fee which would be the same for residents and non-residents and be as follows:

Monday through Friday \$7.00 per vehicle Weekends \$8.00 per vehicle

Holidays, the parking fee would be the same as Playland \$10.00 per vehicle

On motion of Commissioner Salanitro, seconded by Commissioner Feinstein, the new parking fees were established and approved.

* * * * *

Commissioner Otis will be meeting with City and County Police to discuss the protocol for shutting down all parks to implement and coordinate "Amber Alert" in case a child is lost. This will not allow anyone to leave the Parks unless vehicles are checked while this child is missing.

* * * * *

Commissioner Otis hopes to have the bathrooms on the beach functional while the beach and park are in operation. He also mentioned that there is a leaf blower ordinance which bans the use of them from June 1st through September 1st. There is also an ordinance for lawn mowers which provide the use during weekdays from 7:30 AM through 7:30 PM and Saturdays 10:00 AM through 5:00 PM.

There being no further discussion, on motion of Commissioner Otis, seconded by Commissioner McKean, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Hope B. Vespia
Town Clerk

Rye Town Park Commission – Minutes June 24, 2008

Attending: Feinstein, McKean, Salanitro, Carvin

6:10pm Meeting brought to order

Emergency Tree contract was presented by Bill Lawyer. Bid Summary attached.

Briefly, the issue is that there are many trees that are either dead or dying in the Park. This was not immediately apparent during the spring walkthrough as the trees had not yet budded & bloomed. The FORTP as well as other concerned citizens brought this issue to the attention of the Park Manager, Fred Gioffre. They immediately contacted several tree service companies and developed a listing of trees in need of removal and trees in need of pruning. Several firms were contacted and the 5 bids were received.

Central Tree was the lowest overall, yet Bill Lawyer recommended that Bartlett Tree Service get the work due to their longstanding relationship and history with the park. Fred Gioffre agreed.

Bishop Nowotnik recommended that the bids be awarded using the tree-by-tree analysis showing the lowest bid per tree. This would produce the lowest cost to the Commission while utilizing both vendors. Discussion ensued with the FORTP volunteering to subsidize the Bartlett tree bid with a donation from their group to bring the cost to the Commission down below the Central tree cost.

Commissioner Salanitro reminded everyone of the need to comply with standard bid procedures and recommended the Commission use the lowest cost per tree method.

Salanitro motioned: The Rye Town Park Commission recognizes that the large number of dead and/or dying trees presents a serious public hazard, threatening both life and property of the thousands of park visitors and that the removal of the unsafe trees be declared a public safety emergency and be accomplished as expeditiously as possible. Second by McKean.

Feinstein, McKean, Salanitro, Carvin, all voted YES

Salanitro motioned: Whereas the vendors were asked to bid each tree removal, pruning, or stump removal as a separate component, the Rye Town Park Commission hereby accepts the lowest bid on each service component bid separately, and award each of the two vendors respectively, those bid components that they were lowest on. Second by Feinstein.

Feinstein, McKean, Salanitro, Carvin, all voted YES

Park security was the next topic with Supervisor Carvin updating the Commission on the recent resignation of Security Captain Joseph Ferretti. Having over 25 years of Police experience with the Port Chester Police Department, Joseph Suppa has temporarily taken over the scheduling and supervisory duties related to park security. A recommendation was made by Park Manager Gioffre to have Mr. Suppa continue this through the rest of this season. Gioffre recommended the Commission consider a supplemental stipend to compensate Suppa for the added time and responsibility this would entail.

Feinstein motioned: The Rye Town Park Commission, in recognition that Mr. Joseph Suppa has taken on the additional tasks of Park Security Supervisor, including the scheduling and supervision of the Park Rangers for the balance of the 2008 season, awards a stipend of \$5000.00 to compensate for these services already provided as well as those to be provided through the rest of the 2008 beach season. Seconded by Salanitro.

Feinstein, McKean, Salanitro, Carvin, all voted YES

Commissioner Feinstein left at 6:50PM which brought the official meeting to a close as there was no longer a quorum present.

Susan Auslander of Carpe Diem then presented the annual mailing budget related to the fundraising letter for the rehabilitation of the main Administration Building. This letter would go out in July. Prior letters have generated contributions totaling over \$30,000 to date.

Lisa Easton, Supervisor Carvin and Commissioner McKean then discussed various aspects and possibilities of rehabilitating the facility.

Easton- the roof was chosen to match the existing grant potential.

Carvin- Can we do the entire building at once? How do we fund this?

Easton- The facility is on the National Historic Register, renovations and future use are subject to significant restrictions, Public/Private partnerships could be explored to maximize available tax credits (up to 20%) for "adaptive use"

Reconstruction Committee was formed to move the roof renovation forward and to develop plan for total renovation by 2010. It was agreed that the building would not be renovated in time for the 2009 Centennial celebration of the Park's establishment.

Carvin, McKean, Salanitro, Otis, Easton, Nowotnik and Deleo are members.

Park Manager Gioffre and Bill Lawyer reported on Park status and activities.

Two new computers were purchased, one for the South Gate to replace a failed unit, and one for the Parking Gate to supplement existing on busy days when both entrance sides are used. Air conditioners were installed in each booth to prevent injury to cashiers. Recycling program will be implemented throughout the Park and the Beach.

7:25pm meeting ended

RYE TOWN PARK COMMISSION MEETING
Tuesday, July 15, 2008

6:10 P.M. - Meeting was called to order by Deputy Town Supervisor, William Villanova, representing the Supervisor who was away on a business trip.

Bishop called role. Present: Joan Feinstein, Douglas McKean, Steve Otis, and William Villanova.

Also Present: Park Manager, Fred Gioffre and Special Assistant, William Lawyer and Accountant, Sam Terenzi.

Mayor Pilla indicated that he would be delayed

6/24/08 meeting minutes couldn't be approved at the beginning of the meeting. Without Mr. Salanitro, there was no quorum, so this agenda item was put back until his arrival. (He was delayed and arrived later in the meeting.)

June Financial Reports- Feinstein commented if it would be possible to see the percentage spent for the month and to date. Terenzi said this number is a percentage against the budget for total year, and that he currently doesn't have the numbers available. Next year he will have a monthly budget. Otis said that what might be more valuable than percentages would be additional variance columns to show the difference between years. Terenzi said that he could provide this – the difference between 2007 and 2008.

Terenzi went on to indicate that the insurance last year was done on a strict accrual. \$66k represents exactly what was paid last year. If total budget is \$65k for year, in 6 months it can't be \$16k if going on strict accrual. Terenzi indicated that there will be two payments of \$33k.

Terenzi said the unemployment insurance was a number they had no control over due to the fact that employees claimed against us at beginning of the year for last year's payroll. Villanova said unemployment insurance is a marker we need to look at. Is there a report the board can get to see who claimed unemployment last year? Terenzi said that this is detailed right on the bill. Billy said we need a better mechanism in place to protect Rye Town Park. Fred Gioffre commented that this is being worked on with Bishop. Bishop mentioned many people were kept on last year through December allowing many employees to qualify for unemployment.

Feinstein had another question regarding repairs. "To date its \$21k against \$65k budgeted. How much more are we anticipating? Terenzi said of the \$21k, \$12k represents beach grading so it is only about \$9k. Terenzi said budget is inherited from last year and that number has always been difficult to pin down. It's a variable number based on how well year is going. Last year \$98k was spent.

Fred Gioffre report-

- 1) Approaching \$400k mark in sales so far this year – ahead of last year by \$33k.
- 2) Central Tree service will begin on Thursday the 17th. They'll do half the project. Bartlett will do the other half and get rid of stumps and do the pruning.
- 3) Seaside Johnny's paid up to date. We're averaging \$2500 per month in parking.
- 4) Air conditioners installed for employees.
- 5) Fence along length of beach painted. Bathrooms and tunnels are cleaned 2 and 3 times a day.
- 6) Supervisor Carvin wants two security men there every night until 1am. There are problems with kids in park after security leaves. Before security guards leave, they need to make sure park is empty and ensure both gates are closed which should cut down on people wandering in the park after 1am. Fence broken twice, finding beer bottles in park and beach. Supervisor Carvin mentioned if security could call Rye PD at 1am to remind them that they're leaving. Instead of PD just coming by, maybe PD can enter the park. Fred didn't know about jurisdictional interaction, but said police presence is important & that we can do that.

Otis said parking management hugely improved over last year, but it's not without variation. For example, there was no one to cover at North gates. Would it be possible to have someone cover from 10am to 2pm? Fred has no problem putting someone there but it won't carry its weight in sales, but it is worth a try.

Revert back to approval of June 24th meeting minutes. Feinstein made motion to accept minutes from last meeting. Second by Salanitro.

Roll Call: McKean, Feinstein, Otis, and Salanitro voted Yes Villanova- Abstained

William Lawyer spoke regarding park promotions.

- 1) Program on clay sculptures called "All Fired Up" - RTP to display sculptures in / next to pond.
- 2) Environmental issues – progress made on collection of recycling. They will be able to paint eight oil drums blue & use for recycling.
- 3) Trees – working with Bartlett people to perform tree maintenance / use as education opportunity for public.
- 4) Scanned in embroidered logo and used digital enhancing to create image for their materials.
- 5) Put together brochure, can get 1000 8.5x14 for \$480. Can be given to real estate people, go to libraries, give to merchants. Two ads done for advertising – one with Westmore News and they've worked with Journal news.
- 6) Trying to promote use of Pavilion and BBQ's for wholesome events – baby showers etc. Trying to revise format maybe have higher fee for security deposits to get more of these type of events.
- 7) Additional concert date added - Aug 19th. The Angelo Rubino Band will perform. Bishop mentioned trying to get series up to five –currently every other Tuesday.
- 8) Green Meadow Farms proposal to set up 2 day program in May 2009 set up school program. They propose to pay us \$2k per day. Board will not take action on this tonight. Speaker said he has 2 programs. Organize school field trips. They set up 2 days prior and clean up each day. Otis asks how many acres Green Meadows would take up with this activity. Gioffre said ½ ways between lifeguards and center beach over to entrance of North Beach in big field/ level area. Otis said they are a "passive" park for people to enjoy open space. Take up in August meeting. Need more info. Take out map of park to see what areas would be impacted.

New business- Bishop said Leukemia Society wants to do "Light the Night Walk. Fund raising operation for 1600 -1800 people. Event starts at 5pm October 3rd. Walk from Playland through Park to Seaside Johnnies, over to Forest Ave and back to Playland. Commission to take action after Leukemia Society receives permits from Playland and City of Rye. They want permission to walk through Park. Walk will be about hour ½. Start 7pm end 8-8:30pm. Villanova asks question regarding Fireworks. Leukemia Society will have their own fireworks show after this event & they are trying to get permission from Playland and Westchester Co. to do this.

Villanova asks if there is any new or old business. Feinstein has information question. Is it possible to get breakdown of permit holders by municipality? Bishop said absolutely- can provide summary and detailed listing before next meeting. We can provide grid by permit type and by community.

Public Comments-

Richard Abel. 19 Quintard Drive Port Chester is bothered that employees from last year applied for unemployment because they worked too many weeks. Were there employees 2/3 yrs ago that did same thing? Otis said town records would have to be reviewed. Some security guards (as normal practice) were left on, but beyond security, the board was not made aware of it. In terms of unemployment insurance claims, Board member has no information either way. Villanova said the unique piece of info that jumped off page was that p/t seasonal people were collecting unemployment. Bishop will provide a list if these people applied last year and what the history is for last year. Going forward there will be a mechanism in place that Mr. Gioffre will apply. Richard said "employees hired now know that their employment terminates so that they know its not more than 20 weeks. Bishop clarifies that for the majority of employees the answer to that question is yes. There will be some employees that may be kept on. Most of the employees collecting unemployment are no longer with town. Everyone hired is hired on basis of being seasonal employee.

Richard digressed to 2nd question – can mayor substitute their designee to fill in spots on board? Board member said we appointed someone under city of rye to serve for even 1 or 2 meetings to make sure they were covered legally there. Villanova said as Mayor you can send your deputy mayor to act on your behalf.

Dennis Buckley, 6 Oakwood Avenue, Rye: Question to Fred Gioffre. Is the problem vandalism or drinking? At what specific area? Gioffre said the north end fence was broken twice. Locks were stolen. Regarding drinking, bottles were found but can't say specifically where. His staff finds them. Villanova asks if Mr. Gioffre can have an offline discussion with the man to see how he can help the park.

Salanitro made motion to adjourn. Seconded by Feinstein.

Roll Call: McKean, Feinstein, Otis, Salanitro, Villanova – All Yes

RYE TOWN PARK COMMISON MEETING – August 26, 2008

Present: Joe Carvin, Steve Otis, Joan Feinstein, Doug McKean, Ben Salanitro

Carvin opened meeting 6:01pm

ITEM 1: Approval of minutes 7/15/08 meeting motioned by Feinstein, second by Salanitro

ITEM 2: Doug Wood, Associate Director of Grass Roots Environmental Education a Non-Profit group dedicated to educating the public about the links to common environmental exposures and human health especially children as they are more vulnerable and more affected by environmental toxins, made a presentation about their Healthy Lawn Program.

Three years ago, Grass Roots partnered with Westchester County & the NYS Turf & Landscape Association to begin in Westchester a Healthy Lawn Program. Basically, it is a program to manage Landscaping without the use of Pesticides.

He described a Training Course for Landscape Managers & Owners funded by grants. They offer this course free to our community, No strings & No obligation. He then showed a 10 minute film promoting the program.

Town of Rye has agreed to sponsor a one day training session at Crawford Park on September 24 from 8:30am to 3:30pm. This would be open to all Rye Brook, Rye City, Village of Port Chester, Rye Neck and Rye Town Parks and Schools employees responsible for the maintenance of outside landscape.

Patty Wood , Executive Director – Grass Roots Environmental Education also discussed impact of program on water run -off and drinking water. She also presented the value of this Program in assisting in sequestration of Carbon emissions.

Otis mentioned that Rye Town Park has not used Pesticides for many years (at least 11years)

Carvin asked about how Crawford Park was maintained. Frank Deleo confirmed that Pesticides are not used at Crawford Park.

Carvin asked about Green Compliance for the Town. Patty Wood indicated they have a program “How Green is my Town?” that helps communities define the Town’s Carbon foot print and offers strategies to lower it. Deputy Town Supervisor Bill Villanova will follow up to get more details.

Skip to ITEM 4: Financial Report –

Bishop Nowotnik presented highlights from the July 31 report as the Town Accountant is on Vacation.

Revenues are	\$ 607,005
Expenses are	<u>\$ 522,374</u>
“Profit” of	\$ 84,631

As of August 31, 2008 Revenue is \$ 81,000 ahead of same time2007.

As of August 31, 2008 Expenses are \$ 123,000 better than same time 2007

These numbers are still preliminary as more expenses are projected due to ongoing maintenance expenses after the Beach closes for the season. After the Beach closes revenue will virtually cease.

Otis mentioned additional revenue possibilities during September, by staying open during “good weather” days and weekends during September.

Fred Gioffre confirmed that Lifeguards would continue on weekends into September. Good days should generate added parking & beach revenue, net of expenses.

Frank Deleo confirmed Lifeguards were only used on weekends in September during prior years; not on Fridays.

Carvin asked about OFF Season employee staffing during October thru April.

Nowotnik indicated current plans do not include any Full-Time employees at RTP. Various seasonal employees would continue through the end of the year for maintenance and trash pickup.

Otis recommended specified security coverage on Halloween and weekends. Gioffre confirmed that security would be available.

Carvin asked Gioffre to provide the Commission a “Plan of Operations” for October 1 thru April of next year.

Otis commended the financial results to date and also the changes of procedures at the Park.

Nowotnik credited strong cost control. He gave kudos to Frank Deleo and the RTP staff. They brought a lot of maintenance work “in house” as opposed to contracting out, as was done in the prior years. He also cited the FEE increases at the beginning of this season as an additional factor that improved profitability.

ITEM 5: Fred Gioffre – Park Manager, presented his report.

He also credited Deleo and his staff, as well as Joe Suppa who managed security and Zeke Terenzi who managed cashiers with the great overall management of Rye Town Park operations this year.

All areas of Park Operations have been doing more with less.

Permit Office receipts are up more than \$28,000 mainly due to the elimination of Free Beach passes.

All gate revenues are up over last year.

Parking receipts are up only marginally as there has been an inordinate amount of “Flooded With” Seaside Johnnies parking vouchers. RTP only gets \$2.00 per Voucher –vs.-the the typical \$7.00/\$8.00 fee that would apply.

McKean asked how vouchers are distributed. Gioffre indicated that Seaside Johnnies gives them to customers for “free parking” on their next visit.

Carvin asked that an analysis be done for next meeting to summarize Voucher counts and quantify any potential revenue loss.

Fred detailed RTP promotion efforts by Bill Lawyer which include Newspaper stories, Advertisements, Art show, etc. These programs will be expanded next year. Also myriad press releases were issued promoting the Park in general as well as Pavilion rentals and Beach BBQ’s.

Fred also detailed additional improvement projects being planned for this year & next.

The staff is currently pricing out:

- Improving Pavilion lighting.
- Power washing and painting underside of Pavilion Roofs & Rafters.
- Fencing extensions around the Duck Pond
- Fencing along the Beach Promenade.
- Upgrading plumbing hardware and fixtures for Tunnel showers.

Fred is planning the organized shut down of RTP operations including the installation of a snow fence along the existing beach fencing and road.

Gioffre then predicted RTP operations would finish in the black this year.

Carvin congratulated Mr. Gioffre and thanked him and his entire staff for all of the hard work and the excellent financial results of this season.

ITEM 6: Lisa Easton of Easton Architects opened up the Bathing Pavilion preservation discussion. Her firm specializes in Historic Preservation. She helps clients to find funding for Preservation projects. She was instrumental in getting the buildings listed on the Historic Register a few years ago. Lisa Easton assisted in attaining grants from the “American Treasures” & “National Historic Preservation” and Environmental Protection Fund of NYS.

She recounted the history of her involvement with renovation and the continued deterioration of the buildings. She also mentioned how Sam Chernin of Seaside Johnnies, volunteered to pay for the restoration of the two Pavilions.

She also confirmed that Easton Architects was hired to prepare an “existing conditions” Assessment and Feasibility study completed Sept. 2003. She was also hired to complete the Construction Documents for the renovation of the roofs to comply with the then pending grant.

She reviewed the existing Conditions Report which included the building history and significance, as well as options for alternative uses which would maintain the historic significance. A copy of this report will be prepared for each Commission member for the next meeting.

Lisa outlined various shortcomings the buildings have against year round use; no heat, limited plumbing & electric, etc. Potential use groups could include Education, Assembly, or Business. All options require upgrades to modern code: Handicap access for building, parking, toilets, etc.

The end result approximates 8,000 usable SF reclaimed for the Tower Building use.

\$400,000 of grants has been obtained. They require matching funds. Lisa strongly recommended the Commission should move forward to stabilize the building before we lose it. Roofs and exteriors must be the starting point for the Commission.

She confirmed that on March 10, 2004 she received authorization to proceed with Roof repairs. Six months later she received a phone call from Raymond Scully to stop work. No explanation was provided as to why work was stopped.

Otis recommended a meeting with City of Rye Comptroller to brainstorm funding and borrowing options. He also recommended Roof and Exterior envelope costing be updated to current year costs.

McKean requested Easton Architects submit a proposal to complete Roof and Exterior construction documents and possibly get the Roofs replaced in Spring 09.

Feinstein asked about possible cost impacts of renovating now without a known specified use –vs.-better defining an end use and renovating to those requirements.

Carvin concurred and discussion then ensued about various options to expand the building's footprint and possible uses. Otis cited current parking issues and indicated concern over any future parking space losses.

Lisa Easton indicated that the shell renovations would allow much flexibility and any future long term tenant could easily customize and install HVAC, Electric & Plumbing to fit their applications. They would then qualify for 20% Historic Preservation Tax credit; which the Commission would not qualify for. She felt that shell renovations could actually present more opportunity for adaptive reuse.

Carvin suggested that the Commission take next few months to evaluate these options before deciding. He brought up the pending Children measures at Playland as possible option for RTP.

Otis indicated City of Rye strongly supports CM at Playland. He suggested Commission not interfere in the current CM project.

McKean indicated the Children's Museum people are far along with various plans. Otis indicated they already have passed the required State Law for "Alienations of Park Land". Carvin cited County Legislator Rogowsky as indicating that deal is not fully completed and might present an opportunity for RTP. Feinstein mentioned possibility of some type of compatible educational use. Otis mentioned a failed bid for "Kids Space" in the past.

McKean suggested that at minimum, Roofs and Towers need to be done immediately. Lisa confirmed that envelope remediation would be much cheaper now, rather than structural remediation later.

Otis supported Roof & Shell remediation.

Salanitro suggested that a budget to completely renovate the buildings would be close to \$10,000,000. Lisa Easton confirmed that as a valid estimate.

Otis suggested Lisa Easton be authorized to complete construction documents for Roof replacement to minimize potential future damage to the structures. Salanitro confirmed with Lisa Easton that the \$1.2 million budget would cover all roofs including Flat roof areas.

Otis agreed with a phasing plan for Roofs replacement and then go on to the exteriors renovations.

McKean suggested developing an RFP to bring in potential users/developers for the buildings.

Otis highlighted the success and substantial investment of Seaside Johnnies as example of private money opportunity that might be uncovered.

Lisa Easton indicated there are additional grant funds available once the current grant is closed out.

McKean discussed the development of the RFP and suggested construction management and overall project management services should be included. He suggested that Lisa Easton be authorized to go forward and prepare construction documents to renovate the exteriors and include services through

construction administration. McKean also suggested the RFP be developed in parallel with Construction Documents.

Motion was made by Salanitro to have Easton Architects prepare construction documents for both; the renovation of the roofs as well as a separate set for the renovation of the building exteriors. Second by McKean. All present approved.

Revert to Item #3: Dan Keyes quickly presented his need for a decision on use of Park in May of 2009 For school based cultural programs. The Commission discussed aspects of program. Keyes asked that decision come no later than 9/10 as he needed to develop his promotion plan for the Schools. The Commission promised an answer by that date.

9/22/08 – McKean, Otis, Salanitro and Carvin

Meeting began as unofficial as there was no Quorum – Salanitro arrived at 6:30pm and meeting officially began.

Discussion evolved around Park Finances and operations – Fred Gioffre was away on vacation.

Budget was reviewed with McKean asking various questions as to:

Carvin discussed Labor Day Fees that were changed and indicated he has replied to that letter. An error was made early that day by charging all cars \$10.00 for parking. The current policy was to charge Non-resident/Non-Permit holders \$10.00 for parking. Residents were to pay the normal \$8.00 fee. Permit holders were to pay whatever their permits required.

The error was uncovered and corrected by Fred Gioffre early that morning and was handled correctly for the balance of the day, There were about 5-6 refunds made.

Carvin discussed his various visits to the park over the season. He appreciated the financial performance of the park this year, but, voiced his disappointment with the Park Staff, He felt there was still much room for improvement.

He mentioned various staff being in and poorly trained. Carvin wanted to see significant improvement in staff attitude and training. He stated the Park goal to be the top service experience in the entire state. This could be realized with better hiring practices and better advertising. He wants all visitors to have good experiences at all times and all visits.

Doug McKean asked various questions about the parks income and expense report. He cited expenses were currently \$140,000 below projections and asked if expenses were going to come in at that level, or were there more expenses yet to come. Terenzi answered that there were about \$75,000 of projected expenses yet to be recognized for the balance of the year.

McKean again requested classifications of the budget as the season was virtually over and there were few revenues not recorded, if expenses were still being generated where would we wind up?

Otis clarified the discussion as the enacted budget was \$937,000 in expenses and we were spending significantly less due to hiring fewer employees we would finish the year with a much lower expenditure.

McKean's question came down to: YTD we have brought in \$800,000 in revenue and most, if not all has been booked, and our budgeted expenses were showing as \$937,000. Where do we expect to come in with expenses?

Terenzi projected that with approximately \$30,000 in Sept. revenues and \$75,000 of additional post-season expenses the park might show a \$25,000 loss. This could also be affected by future decisions on how security would be handled in the off season.

With the arrival of Salanitro and Supervisor Carvin the meeting was called to order at 6:30pm.

Roll Call: McKean, Otis, Salanitro and Carvin.

Carvin brought up the Off Season Park security issue. Otis commented that normally there has always been security during the Off Season and that a schedule needed to be prepared. Bill Lawyer indicated that Fred Gioffre was in the process of putting a end of season security plan for next meeting.

Parking was discussed and Carvin felt that parking should continue through the end of October. McKean indicated at least until the end of September. Park Manager arranged for parking changes thru last major park event, Jarden Triathlon, Sept. 22.

Discussion reverted to past season security. Otis indicated the Commission needed costs and schedule options before final decision could be made, He also went on to mention subject to weather, many people still visit the Park and security should be present. He went on to mention that seven day week coverage has never been paid for.

He suggested at the minimum there should be weekend coverage and spot presence on other days. He also mentioned that the full time Park Staff would be present on many weekdays, while not specific security they provide an assuring presence and general oversight.

Frank Deleo reviewed his staffing plan for remaining seasonal, 3-4 through October 31 and 1 thru the end of the year.

Supervisor Carvin asked that –Lawyer/Gioffre/Deleo and Nowotnik collaborate on a security plan for the Off Season. Nowotnik indicated that 40 hours of security could be estimated at approximately \$600.00. Carvin asked for options.

Otis commented on broken glass in various areas of the park. Deleo said he would have a maintenance walk the park and clean those areas.

Rye Town Park Commission

10/22/2008 Meeting Minutes;

Present: McKean, Feinstein, Otis, Carvin, Salanitro

Pledge of Allegiance led by Nowotnik

Approved Aug 16, minutes: Motioned Feinstein/ Second Otis

Park manager Report: Fred Gioffre cited a very successful year due to excellent Management and Staff, Bill Lawyer, Joe Suppa, & Frank Deleo. Fred presented operational outline showing planned activities for next year. He indicated that employee training would be a key component of improving the ambiance of the park next year.

Fred also presented a "Season Ending" close out listing of tasks to be completed before winter begins.

Fred then discussed bidding the Painting and Lighting improvements and Anti-pigeon control netting for the Pavilions. The Pavilions are a great revenue source but the birds present a health hazard. Fred also brought up the extension of the steel fencing around the duck pond. This is being bid and planned for extension in 2009. McKean asked why the fence wasn't fully encircling the pond originally. Bill Lawyer indicated that the partial fencing of the Pond was a conscious design decision; only later did the Friends of RTP see that there was still danger of children falling in and lots of dogs actively swimming in the pond.

Otis cited safety issues even in the winter with people skating on the ice. Skating is not allowed as we do not have staff supervising such a program. However, allowed or not, without a fence people do venture out onto the ice. He also cited the poor conditions of the chicken wire fence currently there and suggested quick action to repair or replace the fencing.

Fred and Bill discussed dogs in the Park and our efforts to keep dogs on leashes. He also suggested that there be a meeting with John Ambrose of Seaside Johnnies to discuss various aspects of their operating lease and establish operating ground rules going forward that would be compliant.

Carvin thanked Fred and Bill for doing such a good job at the park maintaining services and improving financial performance. Carvin went on to thank the more senior members of the commission for having patience with all of the newer members and understanding the changes being brought about by the new Park Management staff.

Carvin asked to have a "workshop" with FoRTP to review their ideas for improving the Park. David Rasmussen indicated sometime in November would be a convenient time.

Otis complimented Fred and Bill for their good results and creative new ideas and new management techniques.

Terenzi then presented the financial report as of September 30, 2008. He highlighted revenue increases of more than \$72,000 over budget, and Expense reductions of more than \$82,000 under budget. He pointed out the current loss figure was \$5,738.30. He mentioned some specifics that miscellaneous income (mostly Pavilion Rentals and seaside Johnnies parking) was up by \$34,000. He also pointed out that North Gate Beach revenue was down due to an unconscious decision not to staff it continuously. He also highlighted the increase in permit revenue alluding to the elimination of Free Permits as a cause.

Joan Feinstein asked about our performance over the Labor Day weekend, citing weather as a key revenue factor. Terenzi offered that year to year comparisons would be drawn in the future.

Feinstein also asked if there was any evidence of more people staying closer to home due to the economic conditions. Bill Lawyer indicated a strong yes with some specific examples. Bill recommended that non-resident permits be expanded to cover all of Westchester, Gioffre seconded that recommendation.

Otis did indicate there is a limit to the numbers we can handle and asked if we should consider limiting the cars to some number understanding that this would limit revenue. Bill responded that perhaps expanding the permits would encourage more people to come on weekdays lessening the weekend pressure.

Nowotnik indicated that attendance and revenue data have been received and could be available to the Commission at a future meeting. The revenue data needs to be correlated to the attendance and then re-formatted for comparison to 2007's data.

Carvin commented that the Park would still lose money this year based on the numbers presented.

Terenzi estimated the 2008 loss would be in the range of \$50-55,000.

Carvin asked about the unemployment insurance amounting to more than \$34,000. Terenzi indicated that this amount was for claims and payments made in 2008 for benefits earned in 2007. Terenzi indicated to the commission that we would try to have this expensed 2007 as that's when it was earned.

John Frei commented on the poor control of the "Playland Pool Parking Lot" controlled by Playland and the various transgressions of those parkers. He suggested we match the parking rates to minimize crossover activity. Carvin confirmed to him that we already matched Playland's parking rates. Otis asked if Mr. Frei would consider serving on a Rye City Citizens committee to explore these Quality of life issues.

Lisa Easton presented her architectural proposals to provide Construction and Engineering documents for the renovation and preservation of the Administration buildings in three parts, 1- Repair the Roofs, 2- Repair roofs and envelope, 3- Engineering services proposal.

All fees are included in the Easton Service Proposal. She indicated that Fees = about 5% of projected construction costs, Roof = \$1.3mil, Exterior \$.7mil. She confirmed that the exteriors proposal amount also includes Roofs.

Otis asked about current grant status. Auslander indicated that the State Grant portion did not appear to be in danger. The Federal Grant would require an extension if there were any delays.

Otis suggested a meeting with Mike Genito – Rye City Comptroller to review Bonding & Financing options for this project.

Lisa Easton confirmed that the construction estimates she provided were updated to 2008 levels. Carvin asked what was included in "Exterior". Lisa confirmed exterior includes anything visible from the outside; Windows, Roofs, Doors, Porches, Stucco drainage, etc....

Carvin then asked about additional expenses to get the space ready for occupancy. Lisa indicated those types of estimate had to be based on the tenants needs. The original building lacks infrastructure for year round use. HVAC would have to be installed and electric and plumbing upgrades would be required as well; too difficult to estimate without scope of work.

Lisa indicated that phasing construction would be a viable option. Roofs, Exterior and Interior would be the sequence to best protect the buildings yet minimize cost. This process was also compatible with how grant money is parceled out. Grant maximums have been increased from \$350K to \$600K at the State level. By breaking this up into smaller projects you could roll from Grant to Grant each year.

Otis indicated that applications for new Grant Funds were restricted until you began using current Grants. Lisa suggested a “hypothetical” process of declining the current grant as no Funds were expanded and applying for the larger Grant. Feinstein asked what the risks were to this scenario. She questioned how often Lisa goes to the race track.

Salanitro asked if Professional Fees could be funded with the Grants. Lisa said Yes, up to 10%. Carvin, Otis, Auslander discussed the Fundraising letter. Otis motioned: Commission should delegate to Carvin and Otis to revise and finalize letter. Salanitro second:
YES: McKean, Salanitro, Otis, Feinstein, Carvin

Salanitro asked what protective measures we could take to protect the Roofs over the winter. Deleo discussed bids received to “tarp” the roofs. Bids ranged from \$4,800 to \$11,200. Lisa confirmed this effort will help. Salanitro also indicated we leave the Tarps up and maintain them every three months. Deleo would rebid this work to include Quarterly maintenance.
Salanitro asked to be excused.
Otis mentioned excessive signage on Trees and Poles. Gioffre indicated signage would be revised in the Spring.

Comments from the Public:

1) Goldie Solomon suggested Grants would be in danger and we should more aggressively pursue Federal Grants. She suggested that alcohol not be allowed in municipal parks. It presents a poor example to the many children in the park. She also highlighted the loose dogs running amok in the Park and suggested this be stopped. She also requested that more concerts be scheduled under the Pavilions.

2) John Frei – mentioned that the Resurrection grammar school kids run track at the park and loose Dogs present a danger. The kids are small and the dogs are scaring them. Gioffre indicated that dogs are being restricted to the Forest Ave side of the Park. Otis confirmed that enforcement of Dog control and leashing has improved this year. He suggested signage at the beach entrances telling people dogs are not allowed on the Beach.

Otis and Carvin agreed that flyer program should be continued. Carvin suggested Park Managers come up with a plan to handle repeat offenders. Otis rationalized that we should not get fixated on unleashed dogs as there are many other rules that go unenforced.

David Rasmussen of FoRTP indicated the vast majority of complaints that he and his members get relate to unleashed dogs. Carvin also indicated unleashed dogs was the most frequent complaint he has received. Otis mentioned uncontrolled driving in the Park was unsafe and we should provide cones and better control.

Motion to adjourn: McKean, Second; Otis
YES: McKean, Otis, Feinstein, Carvin

Rye Town Park Commission Meeting
Thursday, December 18, 2008 – 6:00PM

Present: McKean, Feinstein, Pilla, Otis, Salanitro, Carvin

Discussion opened with a letter from the Friends of Rye Town Park re: winter park operations. Leaves pick up and snow fence installations were both cited as inadequate. Frank Deleo indicated the recently installed snow fence was to be replaced with fencing more suitable to the task. Leaf pick up was to be completed before the end of the month.

Supervisor Carvin reviewed his meeting with the FORTP. This meeting was also attended by Mayor Otis, Gioffre, Lawyer and Nowotnik. Many areas of Park operations were discussed;

1. Horticultural Care & Maintenance Plans
2. Pond safety, ecology, appearance and access
3. North Beach Access Area Upgrade and utilization
4. Permit Marketing strategies – e.g. through schools, FORTP mailing list, etc.
5. 100th Anniversary Celebrations
6. Future Cultural and Sports Events at the park/beach – exhibits, educational programs (e.g. WCM, Triathlon, concerts, kids events, volleyball, school sports training)
7. Dog law education & enforcement
8. Coordination of fund-raising
9. Expanded volunteerism – information table, help with concerts & other events
10. Management of overflow parking
11. Park Patrol during Nov-March
12. Capital Projects

General agreement was reached that FORTP and the Commission would collaborate on ideas related to items # 1, 2, 5, 6, 8, 9

Bill Lawyer was designated as the Parks liaison to FORTP

Fred Gioffre was designated to lead the 100th Year Celebration Committee

Carvin and Gioffre agreed to upgrade the North Beach Access facilities, FORTP agreed to improve the aesthetics of the area with some additional plantings

The Park staff would continue its Dog law education program and enforcement program

Lawyer presented expanded Permits marketing options being considered for 2009

FORTP asked for improved management of overflow parking

Gioffre presented the reduced Park Patrol plan during the Nov. - Mar. timeframe and how he and the Full-Time Town Staff would be spot checking regularly.

The group discussed various options related to capital projects; Fence replacement at the north entrance, fence extension around the Duck Pond. FORTP indicated they intended a tree replacement program for the recently removed trees.

Mayor Otis and Bill Lawyer asked to be on the 100 Year Celebration Committee.

The preliminary financial report was presented by Nowotnik. The Commission asked for better explanations re: Miscellaneous Revenue line. Sam Terenzi would be asked to provide a breakdown of those revenues. Mayor Feinstein indicated concern over professional fees.

Susan Auslander's (Carpe Diem) fund raising agreement was discussed. The Commission indicated the concern that with the current economic conditions people may not be as generous. The suggestion was to consider altering the fund raising model. They suggested that the letter may need revisions to better reflect the Commission's current direction as to the scope of the renovations. McKean suggested exploring contacting the Historic Preservation Agencies to find additional Grant Writers with Historic Preservation experience. Pilla suggested developing an RFI to go to Professional Fundraisers. Action on the Carpe Diem agreement was deferred to a future meeting.

The renovation proposals from Easton Architects were discussed briefly. (Copies attached) It was decided to schedule Lisa Easton for the next meeting as the Commission still had many concerns that needed to be addressed more specifically.

Roof Tarping proposals were reviewed by Nowotnik. Four bids were received:

1. \$7,000.00 Cabrera Home Improvement
2. \$5,200.00 Mario Vitti Contracting
3. \$13,600.00 L&M Roofing
4. \$48,000.00 Colonial Roofing of Westchester

Nowotnik presented his concerns that the two low bidders were small contractors and did not have the proper equipment for this task. They would be renting equipment which would limit their ability to respond to emergencies and future maintenance needs of the tarps on the Towers.

Motion was made by McKean, seconded by Salanitro.

L&M Roofing is selected as the lowest "Qualified" bidder as they own their own lifts and have extensive commercial roofing experience and their bid was the most complete. The award is subject the inclusion of a six month warranty period with any repairs during that time to be covered in the base cost, and that the agreement, at minimum, run through April of 2010.

Ayes: McKean, Otis, Pilla, Feinstein, Salanitro, Carvin

McKean asked if a more appealing color could be used instead of the typical blue. Nowotnik would explore if red tarps could be used.

The topic of meeting dates was discussed. Carvin suggested a possible change to the third Thursday of each month. Pilla and Feinstein preferred the third Tuesday as better for their schedules, but could accommodate the date. McKean and Salanitro could also make the change. Otis was concerned that the date be flexible to accommodate the Board members heavy schedules.

Motion was made by Feinstein, seconded by Pilla;

Change the Rye Town Park Commission meeting date to the third Thursday of the month.

Ayes: McKean, Otis, Feinstein, Salanitro, Pilla, Carvin

Nowotnik brought up Seaside Johnnies "issues" He is expanding beyond the agreed to premises as per his lease agreement. He has taken over the little garden between the Restaurant and Pavilion and now uses it as an outside cocktail lounge by placing a bar along with several tables and chairs in that space. Additionally, he has expanded his storage of equipment, materials and supplies in the admin building to the point that he has more than 75% of the first floor space.

Finally, he is "Flooding the Market" with parking coupons which are being used by non restaurant goers. Fred Gioffre has indicated that the current parking arrangement needs to be reviewed and modified to better serve the Park.

Carvin asked Nowotnik and Gioffre to set up a meeting with John Ambrose to discuss these issues before next season. A copy of the Seaside Johnnies contract is attached to these minutes.

Motion to adjourn by Salanitro, seconded by Feinstein

Ayes: McKean, Otis, Feinstein, Salanitro, Pilla, Carvin