

**PUBLIC INFORMATION SESSION
PAC SPECIAL REFERENDUM
April 22, 2015**

I. ROLL CALL

In Attendance:

Andrew E. Nota, Town Administrator
William Piva, Parks and Recreation Director
Kristine Trocki, Town Council President
Mary Meagher, Town Council Vice President
Michael White, Town Council Member
Cheryl A. Fernstrom, Town Clerk

II. CALL TO ORDER

The Public Information Session for review and discussion of the Special Referendum for purchase of the PAC on April 28, 2015 was called to order at 6:05 p.m. in the meeting room of the Jamestown Arts Center at 18 Valley Street by JAC Vice President Peter Flood, who introduced Town Administrator Andrew Nota.

III. PAC REFERENDA PUBLIC INFORMATION SESSION

Town Administrator Andy Nota thanked everyone in attendance and noted the date of the referendum with its one item, purchase of the PAC, and gave an overview of the proposed PAC purchase/acquisition and vote on the \$1,500,000 Bond on the April 28, 2015 Special Referendum.

A PowerPoint presentation was given as follows:

- Referendum – April 28, 2015, 8:00 a.m. to 8:00 p.m. at the Recreation Center, 41 Conanicus Avenue
- Target discussion areas reviewed, including why the town is having the discussion, before and after results, and linkage between proposed projects:
 - PAC/Community Center/Golf Clubhouse
 - Specific Project Costs & Long term debt
 - Proximity of town services

Bob (last name unknown) stated he is an abutter to the PAC and is in favor of this purchase, as it seems to be the best use of the property. He questioned the structure and whether it should be replaced.

- Historical significance

- PAC Building on 1 acre of land – purchase price of \$800,000 – will be an ongoing project for several years before completed
- Important part of Jamestown’s history
- Recreation Center – as a community center would:
 - revitalize village business community
 - draw people to downtown area year round
 - town’s second largest indoor facility
 - possible public/private partnership
 - continue to operate for multitude of local events
- Areas of community need – deficiencies
- EMS Property – would be vacant/options for future
- Golf Course Building and use, replacement and options, lease expiring December 31, 2016
- Fire Department expansion – FTM vote on June 1, 2015
- What happens if Town does not acquire the property
- Plan Benefits – repurpose facilities/revitalize business community year round
- Vision – what the purchase means
- History/Background information

IV. QUESTIONS AND ANSWERS

How did Fire Department renovation project cost escalate to \$2,500,000 – Review of costs for the addition and renovation is estimated at \$180 per sq. ft. plus purchase of a new fire truck.

Discussion ensued of existing debt and debt capacity - Projected debt service and library enhancements were reviewed.

Existing debt reviewed - 2021 and 2022 significant debt reduction/retirement. Expenses can be covered as we go – rates currently under 3%.

Projected tax impact to residents - reviewed and discussed.

10-year capital appropriations reviewed.

Jamestown Library - no debt, as the bond is reimbursed through the State.

Major investments coming at once - Will be managed over the next five years until debt is retired in 2021.

New pumper trucks needed (2) for Fire Department - cost reduction (\$300,000 instead of \$500,000+) with purchase of standard trucks v. custom trucks.

Vision/History/background information – reviewed.

Next steps:

- Vote approved – begin community outreach and planning/design process
 - Interest rate increases possible in the future – now is a good time to borrow
- Vote rejected – challenges do not go away
 - Assess alternatives for community need
 - Revenue protection and other alternatives to be determined

Town Administrator Nota offered to answer any questions from the public between now and the April 28th referendum.

B. J. Whitehouse of Steamboat Street comments the location provides a safe central access for school children and it is advantageous to have services centralized.

Council President Trocki stated this is an awesome opportunity and we would be remiss to let it pass us by. This is a complicated process, and she is confident the town has the assets and manpower to develop the property and achieve the long term vision. She urged the public to support on the referendum on April 28th.

Ray Ianetta of Stanchion Street commented if the town does not use the PAC property for recreation, it could be used for housing. He is in favor of the project and it would be foolish not to pursue.

V. ADJOURNMENT

There being no further discussion, the special information session was adjourned at 7:35 p.m.

Attest:

Cheryl A. Fernstrom, CMC, Town Clerk

Copies to: Town Council
 Town Administrator
 Town Solicitor
 Finance Director