

City of Beacon – City Council
Workshop Minutes
June 8, 2009

Workshop was opened at 7:00pm on June 8, 2009 with Mayor Steve K. Gold thanking all for coming to this Workshop.

Attendance:

Mayor Steve K. Gold
Council Member Casale
Council Member Fredericks
Council Member Leake
Council Member Kelly
Council Member Pasti

Also in Attendance:
City Administrator – Meredith S. Robison
City Attorney – Richard Wolf

Excused:
Council Member Thompson

Human Relations Commissions: Mayor Steve K. Gold introduced Fonda Muhammad, and asked Ms. Muhammad to join the Council to speak about the City of Beacon, Human Relations Commission.

The reason for this Agenda Item is in the 2009 the City of Beacon, funded the Human Relations Commission up to May 31, 2009. The decision is how to go forward with the location of the Human Relations Commission and how to pay for occupancy. Ms. Muhammad distributed a Business Plan that reflects up to December 21, 2009:

- 1) Revision of Police Complaint Form
 - a) Meet with Chief Scofield to Revise Form: Completion date: 7/28/2009
- 2) Facilitate Community Outreach between Residents and Police Department
 - a) Potential Meeting Places
 - i) Churches: Completion date: 9/15/2009
 - ii) Beacon High School: Completion date: 10/15/2009
 - iii) Masjid/Mosque: Completion date: 11/15/2009
 - iv) Housing Project: Completion date: 12/15/2009
- 3) COB COHR Community Outreach:
 - a) Publicize COB COHR e-mail address and website
 - i) Championed by Joe Glauda
 - ii) Email [address:info@commissiononhumanrelations.com](mailto:info@commissiononhumanrelations.com)
 - iii) Website: commissiononhumanrelations.com
 - iv) Completion date: 8/31/2009
 - b) Publicize COB COHR phone number
 - i) Championed by Joe Glauda
 - ii) Completion date: 8/31/2009
 - c) Access to working COB COHR phone
 - i) Championed by Sarah Uzelak
 - ii) Completion Date: 7/14/2009 (Date of next monthly COB COHR meeting)

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- 4) Facilitate/Monitor Submission of Police Complaint Forms by Complainants:
 - a) Tabulate a list of recent un-submitted police complaints received from city residents
 - i) Championed by Fonda Muhammad
 - ii) Completion date: 7/28/2009
- 5) Offer assistance to complainants with submitting Police Complaint Forms to Beacon Police
 - i) Championed by Fonda Muhammad
 - ii) Completion date: 8/31/2009
- 6) Monitor police response time with respect to submission date of Police Complaint Forms
 - a) Championed by Sarah Uzelak
 - b) Completion date: Ongoing
- 7) Seek feedback from Complainants following response by police to their formal complaints:
 - a) Championed by Fonda Muhammad
 - b) Completion date: Within 6 weeks of Police Complaint Form filing date
- 8) Third quarter summary of complaint status provided to Mayor/Chief Scofield/City Manager:
 - a) Championed by Fonda Muhammad
 - b) Worksheet maintained by Keith Milkove
 - c) Completion date: 10/15/2009
- 9) Fourth quarter summary of complaint status provided to Mayor/Chief Scofield/City Manager:
 - a) Championed by Fonda Muhammad
 - b) Worksheet maintained by Keith Milkove
 - c) Completion date: 1/15/2010

Mayor Steve K. Gold discussed the importance of having a Human Relations Commission available to the residents of the City. As one individual might think it is abuse whereas it is procedures that being followed within the Police Department. In addition, it is important to have someone to help fill out a complaint form, if the individual feels they are uncomfortable filling it out by themselves.

Further, the Mayor stressed the importance of the Human Relations to have a space to go to and have the availability of having locked file cabinets, a copier and a place to conduct a confidential meeting with anyone, if they feel they have been victimized by the Police Department.

Ms. Muhammad stated that the Commission needs stability and consistency in a place where residents can go and feel comfortable and that there are liaisons to help them. The City of

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Beacon Website needs a few minor corrections regarding this Commission, and that the Commission needs an established phone number. Residents think they are calling City Hall and feel very intimidated and they need to know that they are not calling City Hall that they are calling a hotline just for Human Relations and all calls will be held in confidence.

The complaint form is not user friendly. This will be discussed with Chief Scofield.

Mayor Steve K. Gold asked what is needed for the Commission to continue to help our residents. A workshop space so residents can come and discuss issues.

Council Member Pasti stated where she used to work they had a user-friendly police complaint form. She will get a copy of the form and email it to Ms. Muhammad. In addition, felt the space should be dedicated with other offices so that an individual doesn't feel uncomfortable going to a place where there is no one else, such as for instance a Social Services building.

Would like to find a permanent space and then from there go to the High Schools, Housing Units and announce that they are located at xyz and are more then welcome to come to workshops and/or file a complaint that will be held confidential.

City Administrator stated that the space that the Human Relations is using at present has been paid up until April 2009. City of Beacon owes May, June of 2009.

The rent at present is approx five hundred dollars, from six hundred and fifty. Mayor Steve K. Gold was able to negotiate with the building owner to lower the rent 20%.

A question to Ms. Muhammad was how many hours does the Commission use the space on a monthly basis. A suggestion was using space at the Memorial Building. Joe Glada, a commissioner contacted a representative of the Memorial Building. Ms. Muhammad was told that there is no guarantee that the Human Relations would have private space all the time.

Ms. Muhammad said that she has been using her personal private cell phone, as there is no hotline number setup. Meredith Robson stated that there is a private phone number that has been available for quite some time now.

A threefold brochure is available at the present location; in addition, the City of Beacon Library also has a supply. A suggestion was to have a supply at City Hall. A suggestion was to have a supply at the High School, so the students are aware of this service.

Council Member Casale asked if any report has been submitted to the City Council of the activities. Ms. Muhammad stated that since she has been the Chairman, only one report has been submitted.

Council Member Leake stated that all of the Council is very much in favor of this Commission, however due to budget constraints, it will be very hard to fund.

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It was discussed that the Community Action is a possibility where there is a confidential meeting room and a large room for workshops, meetings, etc.

The question is to pay for the present space until another space is located, or just rent the present space until years end (12/31/09). It was decided to pay month to month and with all the commissioners having other obligations such as full time jobs, if any commissioner can look for another location. City Administrator will contact Dan Morea and get more information regarding rental space that would have a private room with a locked file cabinet and a desk to conduct interviews in confidence.

Affordable Housing – Mayor Steve K. Gold stated that the City has received two letters from the Dutchess County Planning and Development. One is dated March 16th and the other is dated March 27th.

David Stolman, City Planner was present to summarize the County Referral Regarding Proposed Local Law Affordable Housing:

March 16, 2009

From: Anne E. Saylor- Housing Coordinator

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, Sections 239-1 and 239-m). After considering the proposed action in the context of countywide and inter-municipal factors, the Department finds that the Council's decision involves a matter of some concern and offers the following preliminary comments.

Action

The proposed Local Law will amend the zoning code with respect to affordable housing.

Preliminary Comments

Our department is supportive of the general intent of this amendment and commends the City for taking these important initial steps to provide affordable housing. However, we only received a copy of the draft law last Friday, so we are submitting the following preliminary comments in time for the public hearing and will provide complete recommendations within the 30-day time frame.

It is our opinion that 80% of median income standard is too high to actually create "below market rate" (BMR) rental units. Using the table on page 2, a BMR one-bedroom apartment would range from \$1,076-\$1,230. According to the County's 2008 Rental Housing Survey, the average rent for a one-bedroom multi-family unit in Beacon was \$831. Since the number of units covered in Beacon was quite small, it is also instructive to look at the county-wide one-bedroom multi-family rent, which was \$893. Clearly, the "below market rate" units created by this amendment would actually be above the current market rate for both Beacon and the County. It is generally our goal that inclusionary units rent for \$100-\$200 below market, depending on size. We suggest that the City consider dropping the income standard from 80% to 60% for rental housing. Using this standard, a one-bedroom rent would be \$828, while a two-bedroom would be \$1,065.

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In the next few weeks our Department will take a more detailed look at the law and respond with more comprehensive comments, but these were our most obvious concerns on our first reading.

March 27, 2009

From: Anne Saylor

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Mayor Steve K. Gold explained the percentages that there is a median income in the County, and the City of Beacon wants to make this units affordable for residents and that the City of Beacon, had to come up with a figure that would be affordable.

David Stolman asked the Council to look at page two of the Proposed Local Law – Affordable Housing – and noted that essentially what Ms. Saylor is saying is that there is many rentals in Beacon that are affordable, and that it should be 60%, below the market rates.

David Stolman asked the Council to look a page four of the Proposed Local Law (F) Household applying for BMR units shall be selected on the basis of the following categories.....etc.... Mr. Stolman stated that the City should not provide housing whereas the residents cannot get into because of this section of the PLL.

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If the City is providing brand new construction at less than what the market is selling for, it will force the present landlords reduce their rents, as they cannot compete with brand new housing. So a decision needs to be decided if the number should be 80% or 60%, 100%, 120% of the median income. The focus is whom are we trying to serve. What the City needs to find out is what the average rental is in the City, which will be able to retrieve that information from Anne Saylor of Dutchess County.

The numbers in the PLL are just placeholders until the City retrieves more data and make certain we are serving the populations that we are intending to serve.

Mr. Stolman continued to go over each suggested change in the PLL.

There was discussion regarding subleasing, if a family was to relocate due to job, etc. It was a tie 3 for no subleasing unless they meet the same qualifications, and 3 for no subleasing at all.

Mr. Stolman stated that this is the last discussion so the Council would either have to make a decision or wait.

It was made clear that the Developer only has to make one unit affordable not all of the units. There will need to be someone overlooking this PLL that it is in compliance, and the harder you make the law the harder it will to enforce it.

Another option that the City of Beacon has is allowing developers to make a cash payment equal in amount to the actual cost of providing affordable housing in lieu of constructing such housing. Mayor Steve K. Gold stated that it should not be the developers decision it should be the Council decision to opt out of supplying affordable housing.

Mayor Steve K. Gold asked Mr. Stolman if he would be back to talk about the Fishkill Creek Zoning, Fishkill Creek Greenway Trail and TOD. Mr. Stolman stated that he would be back to talk about these issues.

Noise Ordinance: Mr. Wolf stated that he did not have anything as he was waiting for the Chief of Police and Tim Dexter input.

Mr. Dexter took time to explain his thoughts on the Proposed Local Law Noise Ordinance, as the Building Department would be the ones to enforce the law.

On page 6 D) Loading and unloading... did the Council give any consideration to the establishments that receive deliveries prior to 7am, such as Key Foods and Dunkin Donuts.

Page 6 last sentence: It shall be unlawful for a vehicle to be equipped with a shaker switch or any other vibration or movement.... etc. The question is what if a resident already has a car that has this equipment already in their car. It was confirmed that the following sentence counteracts the sentence as a individual would have up to a certain amount of time to turn off the alarm.

Page 7 (f) Regarding Construction, repair and demolition.....Change the time to 7pm and 9am and to strike out on weekends or on legal holidays. In addition. 8 lines down... starting with operating within the time.... Instead of by the regulating by department(s) change to by the regulating by ordinance. Continuing onto the next phase road maintenance/improvements on pre-existing roads... this section will be added to page nine under exemptions.

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In addition line 9 starting with which daytime construction.... Strike the words and home construction projects by the homeowner

Page 7 (G) Noncommercial or Strike the entire paragraph

Page 7 (H) Strike the first three words Commercial or industrial. Start section off with Power tools used for landscaping...

On page 8 (C) – (H) add line after property in the first sentence of each section.

Council Member Casale stated that it was brought to his attention that the State Attorney General Office it has to be with the fair person hearing noise, not the property line. ***City Attorney, Richard Wolf will look into that statement and bring back the answer to the Council.***

Page 9 Under **Exemptions** A. Sounds from motorized equipment such as domestic (STRIKE domestic)

Page 10 TABLE I – Maximum Permissible Sound Level Limits – STRIKE – By Receiving Land Use. Also in the table it does not go along with the decimal reads that are in other sections in the PLL

Section APPLICATION page 11 – Items 6 – 9 will be strike

Page 11 PERMIT fee; duration of variance (1) Strike The Building Inspector may charge and start the sentence with the Fee shall be \$25.00 versus \$100.00.

Acting Mayor – Not available this evening

Proclamation of Watershed Awareness Month - This will be brought to the June 8th Council Meeting.

Budget Amendments:

City Administrator stated that the first two are putting in Revenue.

The third one is taking money from the Contingency fund to pay for Technology Consultant, due to the overwhelming of spam that has been coming through the network and the Consultant has been trying to prevent this from happening., along with other technology issues the City is having..

CDBG Funds – Will be on the Council Agenda for June 15th.

Firework Fund has reached approx \$5,000, and there will be Fireworks on June 27th as it is very costly to have fireworks on the 4th an on a weekend. Mayor Steve K. Gold stated that he would will write an article in the Beacon Free Press thanking all the donors that have contributed to the fund.

Respectfully submitted,

Colleen Swift

Executive Assistant to Mayor Steve K. Gold

Date: July 2, 2009