

**TOWN OF URBANA  
SPECIAL BOARD MEETING  
October 25, 2012**

The Urbana Town Board held a Special Meeting Thursday, October 25, 2012 at 6:30 p.m. in the Town Hall, 8014 Pleasant Valley Road, Bath, New York.

PRESENT:	John Webster	Supervisor
	John Jensen	Councilman
	Tom Chadwick	Councilman
	Christine Kolo	Councilwoman
	Jim Presley	Councilman
	Mary Farmer	Town Clerk

OTHERS PRESENT: Sally Burlison, Gary Vogt, Steven Veley, Pete Yartym, Carly Presley, Katrina Remaily, Don Patoine, David Luppino, Bob Hicks, and Mic Campanelli.

Supervisor Webster opened the meeting at 6:33 pm. Mr. Webster announced why the meeting was being held regarding the Keuka Maid and introduced the new owner, Jeremy Fields.

Mr. Fields talked about his marine and construction company. He discovered the boat was in very good shape and since purchasing the boat has reassessed what can be done. He has contacted NYS agencies and was referred to Marine Architects who will survey the boat. Mr. Fields explained that because of the good condition of the boat, his plans may include repairing it and putting it back in service.

Mr. Fields has supplied the Town with all insurances required. He would like to work with the Town to keep the boat here, if possible. He said 98% of the calls he has received are calls in favor of saving the boat. Mr. Fields also said because his company is a marine company, he would be willing to assist the town in repairing the dock.

Mr. Fields also said that if the hull inspection shows that the boat is in poor condition, the boat will be scrapped. For the inspection he said the State needs a two day notice to inspect. He would like to come back to the November 20, 2012 meeting with a proposal after having the inspections completed.

He met with Supervisor Webster and Councilman Presley and discussed letting him keep the boat at the dock until November 30, 2012. Attorney Ryan suggested the Town issue a license authorizing Fields Construction use of the dock until November 30<sup>th</sup>. The license will ask that Mr. Fields to move diligently through the process. Attorney Ryan will draft a license contract and the Board will accept a plan by November 30<sup>th</sup>. As of December 1<sup>st</sup> the license will fall into a penalty phase in which Mr. Fields will pay the Town \$5,000.00 per week.

John Ryan said the insurance coverage is acceptable and Mr. Fields employees will be at the dock working until he comes back to the Board on November 20<sup>th</sup> with his proposal

***Resolution 2012 – 9***

***License Agreement between the Town and Fields Construction***

**WHEREAS**, the Town of Urbana, N.Y. is the owner of a dock (“Dock”) at Champlin Beach which is owned by the Town; and

**WHEREAS**, Keuka Maid, Inc. (“Keuka Inc.”) was the owner of a vessel named the Keuka Maid, which vessel is moored to the Town’s Dock; and

**WHEREAS**, on October 22, 2012 Keuka Inc. held an auction and sold the Keuka Maid to Fields Construction & Excavating Inc. (“Fields”), the highest successful bidder; and

**WHEREAS** prior to the commencement of the auction the Town notified potential bidders that the successful purchaser would have to remove the Keuka Maid from the Town Dock by October 31, 2012; and

**WHEREAS**, Fields has informed the Town Board that it initially intended to dismantle and dispose of the vessel through salvage, but after inspecting the boat Fields desires an extension of time to evaluate the possibility of refurbishing the vessel and operating it as a commercial enterprise; and

**WHEREAS**, the Town Board is desirous of granting additional time through November 30, 2012 for Fields to continue to moor the boat at the Town’s Dock subject to certain terms and conditions;

**NOW, THEREFORE**, be it

**RESOLVED** that the Town Board of the Town of Urbana, N.Y. does hereby grant permission to Fields to continue to moor the Keuka Maid at the Town’s Dock until twelve noon (12:00 p.m.) on November 5, 2012; and be it further

**RESOLVED** that this permission shall be extended beyond November 5, 2012 to 6:00 p.m. E.S.T. on November 30, 2012 if the Town and Fields have executed an Agreement by which the Town grants the further extension to November 30, 2012 and in which Fields agrees (1) to provide the Town Clerk with a certificate of liability insurance with coverage’s of at least one million dollars per occurrence and two million dollars aggregate, naming the Town of Urbana as an additional insured, and a certificate evidencing Workers Compensation coverage, and (2) to present to the Town Board at its regular meeting on November 20, 2012 a written plan regarding Fields’ intended use/disposition of the boat, which plan must be acceptable to the Town Board, in its sole discretion; and in said Agreement Fields agrees to pay the Town the sum of Five Thousand Dollars (\$5,000.00) each calendar week beginning December 1, 2012 and continuing thereafter until the vessel is completely removed from the Town’s Dock so that it can be used to its fullest extent to include the ability to moor vessels of the same or similar size, said payment to constitute a penalty and not rent; and be it further

**RESOLVED**, that if the Town and Fields have not executed the Agreement, then the Town’s permission for Fields to moor the vessel at the Dock shall expire at noon (12:00 p.m.) on November 30, 2012. On motion by Councilman Presley, seconded by Councilman Chadwick and carried, all voting as follows:

Supervisor Webster	Aye
Councilman Chadwick	Aye
Councilman Presley	Aye
Councilwoman Kolo	Aye
Councilman Jensen	Aye

**Public Comment**

There were several comments and concerns about the Town trying to recoup the money for some of the incurred legal fees, possible exit strategies should the business fail, the idea of opening the location up for others to use who may have already been turned down, and a dismantle time frame should the boat fail inspection.

**Other****Water Agreement between the Town and Village**

The Board briefly discussed the Water Agreement needed between the Town and the Village of Hammondsport. Supervisor Webster asked the Board to read the water agreements and the Board agreed to meet on October 31, 2012 at 4:00 pm.

With no further business, on a motion by Councilwoman Kolo, seconded by Councilman Chadwick, the meeting was adjourned at 7:22p.m. Carried unanimously.

Respectfully submitted,

Mary Farmer  
Town Clerk