



the Golf Course in about 15 years came to play recently and they were very impressed with the upgrades and conditions of the facility and course. He stated although rounds are lower than last year, they have already surpassed the revenue generated in 2018.

Legislator Sullivan questioned if the price per round has increased over the years.

General Manager McCall stated the price has increased slowly, about every three (3) years. He stated they try to keep a \$10 difference in their prices versus prices at private courses. He stated the rates change depending on the day of week and time of day. He stated Putnam residents also pay a lower rate than out of County customers. He stated when the weekends are nice the Golf Course does very well. He stated this past weekend is a good example; \$6,000 was brought in on Saturday but Sunday was a washout.

Legislator Sullivan requested clarification of what the ideal number of rounds is for the Golf Course in a year. He stated the average of the past six (6) years is about 30,000 per year.

General Manager McCall stated in his professional opinion, the capacity of the course is 35,000 rounds per year, which is what they should strive for. He stated some courses may go above that by scheduling their tee times closer together, but that does not make for the most enjoyable round. He stated he would be happy to hit 32,000. He stated Golf Professional Tompuri will be pursuing outings next year rather than waiting for bookings to come in. He stated although rounds of golf were low over the summer months, they had perfect weather for the Friday night outdoor events. He stated the revenue brought in from events varies based on the price of the entertainment and how many people attend. He stated they had about 1,300 people attend The Nerds, which is about the capacity for the Golf Course. He stated over 7,000 people have attended the events throughout the year, which has really helped make up the revenue. He showed a pie chart (slide 5) depicting where attendees are coming from; there are many people from outside of the County attending these events. He stated this property has a huge social value and it is not solely a golf course.

Legislator Castellano questioned if there have been any issues at the events.

General Manager McCall stated from a liability standpoint, having an issue arise at an event is one of his biggest fears. He stated they had one (1) incident with a woman who was under the influence of a substance and acting bizarre; police were called and she was taken away via ambulance without incident. He stated there was also one (1) almost-altercation which was quickly taken care of by the Golf Course staff and the Sheriff Department, as there is typically a Deputy present. He stated these are the only issues that have happened over the past seven (7) years and he believes everyone in attendance is really there for the right reason.

Legislator Sullivan questioned if the Deputy Sheriff is needed and who is requesting their presence.

General Manager McCall stated the need of a police presence at certain events can be discussed.

Legislator Sullivan stated the Legislature has never had the discussion of having Sheriff Deputies at the Golf Course. He stated since some of this work could be overtime, it is important that it be discussed.

Legislator Jonke stated the Golf Course is within the jurisdiction of the Town of Carmel Police as well.

Legislator Sullivan questioned how many Sheriff's Deputies are present at an event.

General Manager McCall stated when he requests their presence he uses the guideline of one (1) officer per 500 attendees.

Legislator Nacerino stated she believes a police presence, whether it be the Sheriff's Department or Carmel Police, is a safeguard in such a large crowd. She stated their presence may deter an issue from happening and having an officer there makes it easier for them to call for backup if necessary. She stated this is not something that should be easily dismissed.

Legislator Gouldman stated a paid security company may be more cost effective than having Sheriff's Deputies at the events.

Legislator Nacerino stated she would support having some kind of security at those events in the best interest of the public.

Legislator Sullivan stated it would make sense to have an outside agency hire a small security company.

Commissioner Carlin stated the crowds at the events he has attended at the Golf Course have been calm.

General Manager McCall stated all ADA requirements are now met at the Golf Course with the exception of the portable lift to the stage. He stated the portable lift came in last week and will be used at both the Golf Course and at Tilly Foster Farm for the back deck. He stated there were adjustments made to the handicapped parking spots. He stated the men's restroom was a big project that was completely redone and is now ADA compliant. He stated improvements to the course itself have been done; they received complaints about trees effecting playability and the turf grass on the 18<sup>th</sup> hole so that was addressed this year. He mentioned that an article was published a few months ago about municipal golf being on the rise and those who have invested in their facility continue to thrive. He stated in terms of the financial standing of the Golf Course (slide 11), at the end of the third quarter the actual number, \$1,907,815, was less than the budgeted amount, 1,987,650. He stated golf is down about \$87,000, while food and

beverage is up about \$7,000. He stated this has improved since July when both were behind. He stated some adjustments were made throughout the year, such as adding more funding for *Costs of Goods Sold* to have a larger supply of food and beverage on hand for the events. He stated the agreement with HomeStyle Caterers changed, therefore when the budget was put together it had to be based on estimates. He stated the actual number in *Payroll Expenses* is higher than the budgeted amount, which was on the food and beverage side. He stated *Operating Expenses* is where the payment for entertainment for the events comes from, which has turned into revenue from those events. He stated *County Chargebacks* is used to reimburse the Highway Department when they purchase materials to be used for work at the Golf Course. He stated they also purchased chairs for the banquet room, which is the amount shown in *Furniture & Fixtures*. He stated the Golf Course is operating profitably, just not at the desired budget they had hoped to be at.

Chairman Goldman requested clarification on the Golf Course revenue at the end of the third quarter.

General Manager McCall stated the actual revenue is \$55,166; the budgeted revenue they hoped to be at was \$186,760. He stated they are booked solid with events and could make up some revenue through the end of the year. He stated an adjustment was made for the 2020 budget to be more realistic in terms of cost of entertainment and taking into consideration the change in the agreement with HomeStyle Catering.

### **Tilly Foster Farm**

General Manager McCall stated financially, Tilly's Table is doing great with a combination of daily restaurant business and events. He stated they are striving to bring more of a farm-to-table feel to the restaurant and produce from the farm is being utilized. He stated they are working with the Putnam Arts Council to have various artwork displayed in Tilly's Table. He stated the BOCES program at the Farm runs their "Educated Palate" at the restaurant where the students prepare, cook, and serve the food to customers. He stated the Farm is in a good place and ready to be brought to the next level. He stated he believes the Farm can be marketed better. He stated he would like to install a sign with a digital display to show various events or specials at the Farm. He stated he received an estimate of about \$25,000 for the sign. He stated the sign would match the aesthetic of the Farm.

Legislator Nacerino questioned if the installation of a sign would require approval from the Town of Southeast.

General Manager McCall stated Town approval is not required.

Commissioner Carlin stated because the County is a higher level of government they supersede the Town.

General Manager McCall stated it can be brought to the Town as a courtesy. He stated there are retention ponds on the Farm that prevent the sediment and phosphorus from getting out into the spillway.

Commissioner Carlin stated a lot of that is funded by the EOH (East of Hudson Watershed Corporation). He stated this is a big phosphorus removal water quality project because the reservoir is right there.

Legislator Castellano questioned when the project will be completed.

Legislator Albano stated it is close to completion. He stated the parking lot at the Golf Course is a similar project that was done for water quality.

Commissioner Carlin stated he does not have an exact date, but the project is moving along. He stated the Golf Course parking lot actually improved water quality.

General Manager McCall stated that is correct and it helped playability by keeping the course dry. He stated the gardening at the Farm has been a huge success. He stated many people have come to the Farm to walk through and see the flowers and plants. He stated the restaurant uses flowers from the Farm for centerpieces and they buy vegetables every week.

Legislator Nacerino stated the Farm offers quality of life services.

General Manager McCall stated the outdoor events have been successful as well and they are still working with WAC (Watershed Agricultural Council).

Legislator Jonke questioned what the objection is that WAC has to events being held at the Farm.

General Manager McCall stated WAC does not want structures on the land such as tents or stages.

Legislator Jonke stated he would not think having those structures temporarily placed would have an environmental impact.

General Manager McCall stated the temporary structures do not have an environmental impact. He stated there is wording in the easement that states any non-agricultural endeavor is outside the scope of services, therefore WAC does not approve of holding such events. He stated in order to add an agricultural aspect, they partnered with the Putnam County Tourism Department to organize pumpkin picking and seeing the animals in conjunction with an event. He stated there are many farms within the state that are facing the same type of issues. He stated the County's WAC representative has been very good to work with. He stated representatives from WAC have come to inspect the Farm after an event and they have said that they cannot tell an event was held there. He stated he requested that he be able to give a presentation to WAC,

which the representative agreed would be a good idea. He stated the Travis Tritt concert was treated differently than other events or concerts held at the Farm. He stated Travis Tritt was booked through a contract between HomeStyle Catering and his production company because the County did not want to take on the risk. He stated the concert went smoothly, which proves an event of this stature could be held at the Farm again. He stated the barn at the Farm has been renovated and has held seven (7) events that have brought in close to \$40,000 in revenue. He stated people are very interested in booking their events at the barn; they are taking a break in January and February because they need to obtain a full liquor license. He stated this far, they have been getting individual licenses per event. He stated their goal is to have the barn venue be connected to the restaurant's license. He stated this has not been done yet because only one application can be in at a time, therefore when the weddings were booked in the barn, the applications were already in for the individual event license. He stated the barn adds another revenue stream to the overall operation at the Farm. He stated to date, the Farm has brought in about \$25,000 in revenue over what was originally budgeted. He stated the County keeps 30% of the revenue generated.

Legislator Nacerino stated the Farm is still a work in progress.

General Manager McCall agreed and stated there is still a lot of potential at the Farm.

Legislator Sullivan requested that General Manager McCall discuss future plans for the Farm.

General Manager McCall stated there is currently discussion pertaining to making the barn comfortable enough to be a three (3) season event space. He stated organizations such as Putnam Arts Council and Putnam County Cornell Cooperative Extension are utilizing the Farm more. He stated the "u-pick" berries program will be in effect next year. He stated the paving of the upper parking lot has been approved by WAC, which took about two (2) years. He stated they will have to design where stormwater runoff will go. He stated the BOCES program is doing more and more at the Farm as well. He stated they are also looking into making improvements in the barn such as adding columns of masonry work to the walls and putting in a nicer floor. He stated bathrooms will need to be added to the barn as well. He stated the upscale porta-potties have been rented for events held thus far, however that is an additional cost that is not passed along to the customer. He again discussed the sign they would like to purchase and install and showed the Committee a photo of an example. He stated he would like to sign to encompass the rustic feel of the Farm, while displaying pertinent information.

Legislator Gouldman made a motion to waive the rules and accept the additional; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

Chairman Sullivan stated the sign will draw a lot of attention to the facility.

General Manager McCall agreed. He stated they advertise now and get between 350-500 people per month at the restaurant, which is open Thursday to Sunday. He stated there have been discussions about expanding the days for the restaurant, but it is tough because BOCES uses the kitchen during the week.

Legislator Gouldman questioned what the capacity of the restaurant is.

General Manager McCall stated the capacity is 99 people.

Legislator Castellano stated a spectacular job has been done at the Farm this year. He stated there were two (2) large events held this year at the Farm and questioned if there are many more scheduled for next year.

General Manager McCall stated they do not currently have any large events scheduled. He stated nationally known entertainers, such as Travis Tritt, can cost about \$40,000 just to have them come. He stated in this specific case, the contract was done through HomeStyle Caterers so the County did not take the risk of the event being cancelled and losing that money. He stated the entertainment is booked through HomeStyle Caterers and the County receives their 30% share of the revenue. He stated in the future they will implement an additional facility fee to events at the Farm which will go right to the County. He stated the County Parks and Recreation Department does work to prepare for these events and this fee will help offset those costs.

Legislator Castellano questioned how far in advance these events are planned.

General Manager McCall stated HomeStyle Caterers is always looking into national entertainment. He stated there are some mid-range events being looked into as well. He stated the question is whether to have these events at the Golf Course or the Farm. He stated the Farm can be difficult with the restrictions set by WAC.

**Item #5 – Correspondence/County Auditor**

- a. **Sales Tax Report** – Duly Noted
- b. **Board In Revenue Report** – Duly Noted
- c. **OTB Report** – Duly Noted
- d. **Transfer/Revenue Report** – Duly Noted
- e. **Contingency/Sub-Contingency Report** – Duly Noted

**Item #6 – Correspondence/ Commissioner of Finance**

- a. **Overtime/Temporary Report** – Duly Noted
- b. **Approval/ Budgetary Amendment 19A062/ Sheriff's Dept./ Repair SRO Vehicle after Accident**

Chairman Gouldman made a motion to approve Budgetary Amendment 19A062; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**c. Approval/ Budgetary Amendment 19A063/ Sheriff's Dept./ Cover ERT Training Overtime**

Legislator Jonke questioned if this training already happened or if it is for future training. He stated he believed this program was not going to be maintained.

Commissioner Carlin stated this is the Emergency Response Team, and Legislator Jonke is referring to CFR (Certified First Responder) training.

Chairman Gouldman made a motion to approve Budgetary Amendment 19A063; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**d. Approval/ Budgetary Amendment 19A067/ Sheriff's Dept./ Account for Local Government Records Management Improvement Fund (LGRMIF) Grant Award**

Commissioner Carlin stated County Clerk Michael Bartolotti and Deputy County Clerk James McConnell have partnered with the Town of Southeast to apply for this grant, which is used to digitize County and Town records.

Legislator Castellano stated he spoke to County Clerk Bartolotti as well, who was unable to attend the meeting. He stated this is incoming State Aid and is a positive for the County. He thanked the County Clerk's Office for their ability to get this grant.

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**e. Approval/ Budgetary Amendment 19A069/ Sheriff's Dept./ Accept Donation from Friends of the Senior Citizens of Putnam County, Inc./ "Project Life Saver" Program**

Chairman Gouldman made a motion to approve Budgetary Amendment 19A069; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**f. Approval/ Budgetary Amendment 19A070/ Bureau of Emergency Services/ Hazard Mitigation Grant Program Award**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**g. Approval/ Budgetary Amendment 19A071/ Planning/ Maybrook Bikeway/ Adjust Capital Budget Accounts to Most Recent Estimates**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**Item #7 – Approval/ Fund Transfer 19T287/ Office for Senior Resources/ Replenish Automotive Repair & Personnel Lines**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**Item #8 – Approval/ Fund Transfer 19T297/ Sheriff’s Dept./ Road Patrol Overtime**

Legislator Castellano requested clarification that this is for the two (2) deputies that were moved from communications to road patrol.

Commissioner Carlin stated that is correct. He stated this was initially approved with a start date of July 1, 2019 however the move happened after that, therefore the funding in that line is being moved into the overtime line.

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**Item #9 – Approval/ Fund Transfer 19T300/ Sheriff’s Dept./ Corrections/ September Overtime due to 2 Vacancies & 3 on 207C**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**Item #10 – Approval/ Fund Transfer 19T301/ Sheriff’s Dept./ Corrections/ October Overtime due to 2 Vacancies & 3 on 207C**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**Item #11 – Approval/ Grant Application/ State & Municipal Facilities Program Grant for Putnam County’s Carmel Friendship Center/ SEQRA Determination**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**Item #12 – Approval/ Grant Application/ Approval/ Grant Application/ State & Municipal Facilities Program Grant for Putnam County Veterans Memorial Park ADA-Compliant Bathrooms/ SEQRA Determination**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**Item #13 – Approval/ Grant Application/ State & Municipal Facilities Program  
Grant for Renovations at the Putnam County Facility Located at 121  
Main Street, Village of Brewster, County of Putnam/ SEQRA  
Determination**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**Item #14 - Approval/ Semi-Annual Mortgage Tax Payments – 4/1/2019 to 9/30/2019**

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**Item #15 - Other Business**

**a. Approval/ Proclamation Request/ Youth Bureau/ National Runaway  
Prevention Month**

Chairman Gouldman made a motion to waive the rules and accept the additional; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

Janeen Cunningham, Youth Bureau Director stated November is National Runaway and Homeless Youth Month. She stated Youth Bureau and Green Chimneys are looking for a proclamation to support their efforts to prevent youth runaways and homelessness. She stated they will be holding an event on November 15<sup>th</sup> at the Brewster Ice Arena for the children they help and their families. She stated the Youth Bureau receives funding from the New York State Office of Children and Family Services and some of that funding is provided to the shelter run by Green Chimneys. She invited the Legislators to tour the shelter, which is a house that has 10 beds total; six (6) beds for children up to the age of 18 who have run away or are at risk of running away and four (4) beds for older children that are part of the Transitional Living Program. She stated the individuals in the Transitional Living Program can be there up to 18 months and are required to have a job or be actively looking for a job. She stated there are currently three (3) youth in the Transitional Living Program and none in the six (6) bed shelter, which is a good thing.

Legislator Addonizio questioned if the youth in the shelter are those struggling with addiction.

Director Cunningham stated everyone has a different situation; some are struggling with addiction. She stated some may be having a difficult time at home or they could be going to the shelter from a rehabilitation clinic. She stated while at the shelter they are required to attend school and they receive services such as case management.

Chairman Gouldman made a motion to pre-file the necessary resolution; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

**Item #16 - Adjournment**

There being no further business, at 7:49 p.m. Chairman Gouldman made a motion to adjourn; Seconded by Legislator Castellano. All in favor. Legislator Sayegh was absent.

Respectfully submitted by Administrative Assistant Beth Green.