

Board of Trustees Meeting Minutes

Village of Monticello

Wednesday, March 15th, 2023

6:00 pm

Call Meeting to Order

The meeting was called to order at 6:06pm by Mayor George Nikolados.

Pledge to the Flag

Roll Call

Mayor Nikolados-Present

Trustee Rue-Present

Trustee Banks-Present

Trustee Massey-Present

Trustee Jenkins-Present

Also Present:

James Snowden-Village Manager

Michael Sussman-Special Counsel

Rudolph Browdowsky- Water Superintendent

Motion to accept the agenda

A motion was made by Trustee Banks with a second by Trustee Rue to accept the agenda with additions from Special Counsel before the Village Manager gives his report. Upon the call of the roll, all present were in favor.

Approval of minutes from the February 6th, 2023 Emergency Meeting & March 1st, 2023 Regular Meeting

February 6th, 2023 Emergency Meeting

It was agreed by the Board that the following note will be added to the minutes for this meeting in regards to the comments made by Trustee Jenkins concerning the Mayor's attendance:

“Mayor Nikolados was stuck in the Village elevator while this emergency meeting was taking place and was not rescued until the meeting was over.”

A motion was made by Trustee Banks with a second by Trustee Rue to approve the minutes with this amendment. Upon the call of the roll, the vote went as follows:

Mayor Nikolados-abstain

Trustee Rue-yea

Trustee Banks-abstain

Trustee Massey-yea

Trustee Jenkins-yea

March 1st, 2023 Regular Meeting

A motion was made by Trustee Rue with a second by Trustee Banks with corrections to page 2 under the topic of Mountain Top Villas. Upon the call of the roll, the vote went as follows:

Mayor Nikolados-yea

Trustee Rue-yea

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Trustee Banks-yea
Trustee Massey-nay
Trustee Jenkins-yea

Mayors Report

Mural Resolution

Special Counsel, Michael Sussman stated that he prepared a resolution including the properties as stated for the Mural Festival that will be taking place with the Bagel Festival. He also stated that the building owner's each will be responsible for filing and paying for a permit from the Building Department and also responsible to supply the content that will be displayed on their building and the Building Department will be responsible for determining if the content is suitable for public display.

Trustee Banks asked if the murals would need Planning Board approval.

Mayor Nikolados responded no, it is the responsibility of the Building Department.

Josh Deitchman was present and asked if there will be a letter or something that he can give to the property owners.

Mayor Nikolados stated that the attorney will draft up a letter that will be presented to each property owner.

The following resolution was read and adopted as stated:

Whereas for years the Village of Monticello Board has proudly sponsored a Celebration of our rich bagel history;

Whereas this year, the Village Board is proud to have our Village host a Mural-painting Festival associated with Monticello Bagel day;

Whereas the Village Board hereby authorizes and directs building owners who wish to participate in Mural Painting Day, which will involve artists painting murals on buildings, to apply to the Building Department for a permit for this purpose;

Resolved the Village Board specifically approves the placement of murals on the following buildings;" 448 Broadway, 449 Broadway, 462 Broadway, 428 Broadway, 460 Broadway, 412 Broadway, 419 Broadway, 452 Broadway, 463 Broadway, 475 Broadway, 483 Broadway, 497 Broadway, 440 Broadway, 444 Broadway, 711

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Landfield Avenue, 507 Broadway, 500 Broadway, 475 Broadway, 476 Broadway, 421 Broadway and records its desire to see other proper venues also seek permits;

Further be it resolved that, in providing permits for the murals at these aforementioned buildings or others, the Building Department shall ensure that the murals are in good taste, not offensive, and devoid of hate speech or expression; if the Building Department denies a mural painting, it shall be set for the basis for said denial. Should any person wishing to sponsor a mural be denied such a permit s/he/they may appeal any such decision to the Village Manager whose decision shall be final.

A motion was made by Trustee Banks with a second by Trustee Jenkins.

Trustee Jenkins asked can murals be painted on historic buildings being that this is an historic district.

Mr. Deitchman responded that when I recently painted buildings in the City of Newburgh, I was only allowed to do white wash or mountings of paintings, but I was not allowed to actually paint the building itself. The buildings that I have selected already have primer on them or have previously been painted.

Mayor Nikolados stated that would be for buildings that are personally owned and dedicated as a historical site, but being that we are just a historical district that does not apply here.

Upon the call of the roll, all present were in favor.

Juneteenth

This year's Juneteenth parade will be Monday, June 19th, 2023. We had some pushback from the State because of the construction, but I think we're going to be alright. Please get in touch with the local NAACP to volunteer, last year it was a beautiful thing and this year, we are looking for it to be bigger than it was last year, we hope to get more people involved and keep growing it bigger each year. Attendance and support is always needed and necessary.

Trustee Banks commented that last year, it stopped at Prince Street and this year we are taking it all the way up to the Ted Stroebele Building. We have the blessing of the Village Manager and the Chief, now we are just waiting on our approvals from the DOT, which it looks like we're going to get and then we can continue to move forward. Everyone from all races are invited, we want the community to be involved and participate and we want it to be a success. Flyers will be coming out soon.

Presentation-Varnell Road Annexation Request, SBL#18.-1-45

Village Engineer, Glenn Smith, was present. He stated that he wanted to introduce Elliot Brezel, a developer in Fallsburgh that he's done a lot of work with over the last 10 or more years. He's looking at some property on Varnell Rd, which is located in the Town of Thompson and it abuts the Village. Elliott likes to do town houses and he has some really nice work going on in Fallsburgh right now, which he wants to continue here, in the Village. He wants to put some multi-family housing on it which is permitted in the zone, he has 29 acres located behind Sullivan Regency in this RM Zone. In order for him to do this, he would need to annex into the Village to obtain water and sewer services. We did meet with the Village Manager along with the Water and Sewer Superintendents to discuss the annexation back in February along with Trustee Rue, where the current issues of the water and sewer were discussed. Mr. Brezel was made aware that new Village project developers are being required to contribute funds to address and assist in these issues. At the current standings, the Village code allows up to 8 units per acre for town houses which means you could fit 200 town houses on there, but he would never put 200 units on there, I just created the sketch to show you the possibilities. That sketch shows 17 town homes with six in each unit, which is about 102, all together.

Mr. Brezel commented that he would be satisfied with 70 or something like that because he likes to have open space. The current area is all vacant landed and wooded. Currently doing a 40 townhouse project in Fallsburgh on Laurel Avenue, which is coming out perfect and he has a proposal currently in Loch Sheldrake.

Mr. Sussman made him aware that further down on the agenda is the proposal for a PUD (Planned Unit Development) that is up for referral to the Planning Board and they will be talking about the concept of a Planned Unit Development, is there any opportunity if you wanted to have any retail or commercial or is it strictly residential.

Mr. Brezel responded that because of where the property is located, it would be strictly residential. He stated that he does not want to sell anything to the Board that he can't keep his promises on.

Mr. Sussman continued, with the zoning the way it is are you interested in an overlay district or anything.

Mr. Brezel responded no, I did a shopping center in the Town of Woodridge because it made sense, because it took a lot of traffic off an already busy street, but to present a lot of traffic to a small Village road, doesn't make sense and it's not going to work. We've done things for the Town of Fallsburgh we've paved and maintained roads for them, put in pump stations, so I am aware of what it takes to work with a town and we are willing and ready to do it.

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The Village Manager, Mr. Snowden asked will most of these houses be summer or year-around.

Mr. Brezel responded that most of the houses he does are not summer, but I don't know what the market will be at this particular location, but I do know from talking to the neighboring properties like Sullivan Regency, there's a lot of interest and they do not have enough to accommodate, so we might consider doing something like rentals, it really is premature at this point, it'll have to make business sense and it depends on the market at the time, also with financing, it's hard to get financing today for rental set up, so these are all business things that we would have to evaluate.

Mr. Snowden than asked, so when you say rentals, can I rent an apartment there?

Mr. Brezel responded, why not, of course you can.

Trustee Jenkins asked Chuck, the Water Superintendent, how he feels about the project and the water situation.

Mr. Brodowsky stated that he was part of the meeting and made Mr. Brezel aware of the water situation and the need for them to be able to supply their own water because we are very close to our limits and frankly too close for him to be comfortable.

Mr. Snowden stated that he wants the Board to be aware that any project that comes before the Board has already met with him and the water and sewer department to discuss the Village's issues and the need for them to have the ability to be able to supply their own water and sewer for their properties, whether they are going to assist our system or build their own. It's not about just one person, that's why I meet with everyone involved before-hand. Chuck only see's it from one perspective, I see a bigger picture, we are already talking about other alternatives with these developers and Chuck and sewer are part of all of these conversations along with Glenn. We have no plans to leave the Village dry.

Mr. Sussman asked, what's the Towns view of this?

Mr. Smith answered that they have not been to the Town yet, they wanted to come to the Village first because if the Village had no interest in it, then it was no need to go to the Town.

Mr. Brezel stated that they have not gone to the Town, because if there is no taker, there will not be a giver and it was Glenn's idea to do it this way, which makes sense to me.

Mr. Sussman asked Mayor Nikolados if there was any objection to this project.

Mr. Nikolados replied no, water and sewer will is and will always be an issue.

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Trustee Rue commented that right now, they are bringing very good revenues and with the current state of the Village, whatever revenues we can get, we should take because the revenues are what we need.

Resolution authorizing the payment of Village Bills in the amount of \$1,122,695.51

A motion was made by Trustee Banks with a second by Mayor Rue. Upon the call of the roll, the vote went as follows:

Mayor Nikolados-yea

Trustee Rue-nay

Trustee Banks-yea

Trustee Massey-nay

Trustee Jenkins-nay

Resolution authorizing the Repayment of Loans from 2019 in the amount of \$400,000.00 from app#A.0630.300 (General Fund) to G.0909.000 (Sewer Fund)

A motion was made by Trustee Banks with a second by Mayor Rue. Upon the call of the roll, the vote went as follows:

Mayor Nikolados-yea

Trustee Rue-nay

Trustee Banks-yea

Trustee Massey-nay

Trustee Jenkins-nay

Resolution authorizing an Amendment to the Village Code, Chapter A290, entitled, "Fee Schedule" and adding a \$50.00/week fine for additional cans collected more than one (1) time (this also counts for cans left with dumpsters), and also to add a \$15.00 administration fee for cans not returned behind a residence within 24hrs

A motion was made by Trustee Rue with questions and a second by Trustee Banks.

Mayor Nikolados asked, so what exactly is the \$50.00 for, if they have an extra can?

Mr. Snowden replied that there will be stickers created that will go on each property that is allowed two cans. If they have an extra can without a Village of Monticello sticker on it, and it's put out more than one time, upon the second time, there will be a \$50.00 charge for every illegal can that you have. We have to get control of this garbage.

Trustee Rue stated that she doesn't agree with this. We already have a local law where we were charging an extra \$10.00 in 2018 and there was a lot of law suits, I was here.

Mr. Snowden responded that he doesn't know anything about that.

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Mayor Nikolados stated that for every single pound of extra garbage we have to pay to dump it at the Landfill.

Mr. Snowden responded that we are paying \$120.00 per ton because no one is recycling, no one is doing anything. I was asked to tackle this problem and I intend to do so.

Trustee Jenkins stated that he feels this is a good thing because it gives accountability to the people that are not doing the right thing, if you are doing the right thing and are accountable, then you should have nothing to worry about.

Trustee Massey commented that someone has to be responsible and if not we have to make them responsible. Come on now, stop this. It's about accountability.

Trustee Rue stated that she agrees, but \$50.00, that's a lot of money, every week.

Mr. Snowden responded, that's what we charge now for cans weekly.

Trustee Rue replied, if you have a 45 gallon can and there was an extra, we always charge \$10.00, going up to \$50.00, that's crazy, it's too much.

Mayor Nikolados stated that he's for it. He said remember, for cans left out, we used to charge \$25.00, then we went up to \$250.00, now we're coming back down to \$15.00, that doesn't make sense, we should at least go back up to the \$25.00.

Mr. Sussman advised that the resolution be amended to suit whatever changes the Board finds necessary.

Trustee Banks stated that he's all for it, but what about the holidays and Christmas and stuff.

Mr. Snowden stated that there will always be an exception for holidays, we know people will have more garbage at those times, were are talking about that that are constantly abusing the system, then this will be for you.

Trustee Banks replied, I understand, but I just want to be sure that the Public understands that they are not going to be penalized for the holidays and things of that sort.

Mayor Nikolados also replied, we understand that everyone lives and host events and certain holidays or parties produce more garbage than others, we are only talking about those that constantly do this, every week. We understand and it's a little harder in the winter time due to the weather conditions, but once the winter is over and the animals start waking up, that's a different

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story, that's when it's a major issue. We have bears, skunks, raccoons, coyotes, it's dangerous and the biggest part of our job is to look out for the safety and well-being of our residents.

Trustee Banks then responded well how are we going to get the information out to the residents, how are we going to explain to them what we are doing, the process and these extra charges? Do they have to come register with the Village, what is the process?

Mr. Snowden responded that the Village Clerk is going to be sending out letters with the Sanitation Department explaining the process.

Mayor Nikolados stated that we should be able to put the stickers on ourselves as the guys pick up the garbage. As long as they have the legal size can, then we just put the sticker on the can, that's not hard.

Trustee Banks continued, I just feel that the people have the right to know, there needs to be a PSA done or something sent out to everyone, something because you cannot spring something like this on everyone without prior notice. We can get into a lot of trouble. I just want to make sure that proper notice is given.

Mr. Snowden commented you're right Michael, all of that stuff has to be done and we are currently working on all of that.

Trustee Rue commented that we have to give the people proper notice because we are just seeing it today on the agenda.

Mayor Nikolados explained that we can always wave the first offense, let them complain and then we can tell them what the story is right James?

Mr. Snowden responded yes George, exactly.

Trustee Massey commented that these people that this will affect are the same people that do it all the time and have been doing it. People already know the Village rules, they know that they are supposed to have out two garbage cans with lids, they know you're supposed to return your garbage cans back to the side of their homes or wherever they put them. This is nothing new, stop it everybody. These are the things as a tax payer, as a home owner that they are supposed to do. These landlords are supposed to be responsible because I don't care who rents from them, it's still their property, so stop making excuses for them. As the landlord, they are supposed to know what is going on with their properties at all times. Stop making excuses for them. Take the vote!

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Trustee Banks stated that these letters are going to be going to the tenants and the landlords are not going to know anything. What if the landlord lives in California, how are they going to know? That's the problem with this whole housing situation in the Village, we have absentee landlords that live out of State. It should be fifty-fifty, the responsibility should be on both and if it ends up in court, both should be liable.

Trustee Massey replied, it is the responsibility of the landlord at the end of the day. The landlord must be held accountable.

Trustee Rue responded my suggestion is that you out this resolution for May 1st this way you have an opportunity to let everyone know, this way it gives enough time for mailings and the people are aware of what's going on.

Mayor Nikolados stated that I think we should give notices out starting now throughout the whole process this way the people know what is coming up.

Trustee Massey stated that this should go on that do's and don'ts list that we are working on for the landlords and this way, there's no excuses.

Mr. Sussman commented that if you are changing the letter of the law, then this needs to be set for a Public Hearing. If we are only changing the Fee Schedule, then this is an amendment and should be handled as such.

Mayor Nikolados stated that this is just an amendment to chapter A290, of the Village Fee Schedule, so no public Hearing is needed.

Mr. Sussman responded so it is then my understanding that you want to add a \$50.00 a week fine to cans left out more than one time and then a \$25.00 fine for cans not returned back behind the residences to cover the administration fees of the Sanitation Department to be implemented by the Sanitation Department and Building Department and that is what you are voting on.

Trustee Banks stated that this is \$75.00 a week, \$300.00 a month and a possible \$900.00 a quarter. They are going to say that we are trying to beat them in the heads for what our deficit is. All I want to do is make it clear to everybody, not just a specific handful of people that we are going to be doing this. Make everybody aware of what and why we are doing this. That's all I care about.

Mayor Nikolados commented yeah, but that extra \$900.00 a quarter or \$300.00 is costing all Village tax payers. Their tipping fees are rising even though they have the two garbage cans and are putting their cans back and they are paying their \$99.00 a quarter, while the other guys is getting away with an extra 50% free, so I'm not really happy if I'm the tax payer doing the right

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thing.

Trustee Jenkins stated that he is a landlord, tax payer and resident of the Village who owns multiple properties here. If at any of my properties that you go to and I have 5 cans where I'm supposed to have 2, give me a ticket, ticket all of them, because as the landlord, I am supposed to know the rules of the community that my properties sit in, it's not the tenants responsibility, it's mine. My job as the landlord is to make sure that my tenant is doing the right thing and if they are not, that's my problem. It's all the absentee landlords and people are just doing whatever they want and dumping their garage everywhere and it's the landlords fault. If I get a ticket on any of my properties, I should accept it, because it is my responsibility as the landlord to know what is going on with my property. You have follow the rules. You cannot own property and live in New York City and just say oh, well, it'll take care of itself.

Special Counsel Sussman asked, okay so if there is a violation and or fine given and no one pays it, is it going to be levied to their taxes.

Mayor Nikolados and the rest of the Board replied, yes.

The Village Clerk explained, that the Sanitation Department will giving out notices written by me explaining everything, the Sanitation guys will be responsible for keeping track the number of cans they pick up, just like they do now. This s something that James, myself, Neal and Bonnie have been talking about for a while now, it's nothing that we have just put together at the last minutes and this is the best solution that we came up with to solve this issue. Upon the second time they go to pick up and there is a 3rd can at the residence again, then the extra \$50.00 will come into play, because as it was said, that can will not have a yellow and green stick on that can and this even goes for the dumpsters. If they are supposed to have tow dumpsters and there are cans of garbage out with the dumpsters and there is no sticker on the, they will be charged \$50.00 for each additional can. If you continuously leave your garbage cans at the curb, then you will be charged for that also because that is a safety hazard. Just as sanitation is reported weekly to Bonnie now, Bonnie, who is the secretary to Sanitation, will create a bill and send it to whomever the name is in the system for that property. Just like unpaid water, sewer and sanitation or property maintenance, if left unpaid, it will get levied onto the tax bill, which we are allowed to do. That's why we have the fees at what they are because if you break it down to what they really are, were still losing, no matter what.

Mr. Snowden responded exactly and we want to make the Village look presentable.

Trustee Banks stated that he's not disputing that, all he's saying is that the promotion needs to be aggressive.

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Mayor Nikolados stated that we shouldn't even be having to go through the trouble to do all of this. If you are a landlord then you should be driving around seeing what your property looks like, you should know how many cans your tenant should have, so either you have to be a landlord that's in the area or have someone to take care of your properties. I know that if I was and landlord and I owned properties and that was my vested interest, I'd be just like Gordon, driving around, seeing what is going on with my properties. As a landlord, you know how many garbage cans are supposed to be put out because anyone with good business sense weighs everything before they make the investment. So stop sitting up here making excuses for everyone because over half these landlords in Monticello don't take care of their properties and are making a big profit.

Resolution authorizing an Amendment to the original resolution and amending the Village Code, Chapter A290, entitled, "Fee Schedule" and adding a \$50.00/week fine for additional cans collected more than one (1) time (this also counts for cans left with dumpsters), and also to add a \$25.00 fine for cans not returned behind a residence within 24hrs. This will be enforced by the Sanitation Department and Building Department and will take effect May 1st, 2023.

A motion was made by Trustee Rue with a second by Trustee Banks. Upon the call of the roll, all present were in favor.

Resolution authorizing the Village Clerk to require and accept Certified Bank Checks for Escrow for the Planning & Zoning Boards and Building Department Bonds as the only form of payment due to the number of insufficient funds that have been received in the last sixty (60) days

A motion was made by Trustee Rue with a question and a second by Trustee Banks.

Trustee Rue stated the other day, the Clerk was not there, she was out sick and someone came to pay for their taxes and it was like \$200 or \$400 dollars and the Deputy Clerk made the person go back and get certified funds and the Clerk was not there, so I didn't question it, but I did not think that was right.

Mayor Nikolados responded it says it right in the resolution what it is for.

Trustee Rue continued and said yes, but if that was not for planning or whatever why did the Deputy Clerk send the person out and wouldn't accept the persons check?

The Village Clerk responded that the only other thing that we take certified funds for is for properties in foreclosure and that is the only reason why I can think the Deputy did that and she was correct because we cannot risk of the check bouncing or being returned, because that creates a bigger problem.

Mayor Nikolados stated that the Clerk is correct, we can require certified bank checks for

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foreclosure and as this resolution states, this is only for Planning, Zoning and Building Department Bonds.

The Village Manager, Mr. Snowden commented, the Clerk is right with this, we've been getting a lot of bounced checks and it is a huge hassle to get this straightened out, then the people don't want to pay the fee and it's just too much, this will make it much easier.

Upon the call of the roll, all present were in favor.

Resolution authorizing payment to Cargill Inc-Salt Division for the purchase of 68.81 tons of salt for the Village Streets in the amount of \$18,874.35 from app#A.5142.468(Snow Removal-Salt). Current account balance after purchase is \$34,625.48

A motion was made by Trustee Banks with a second by Trustee Rue. Upon the call of the roll, all present were in favor.

Resolution authorizing a Budget Transfer for the Justice Court in the amount of \$1,000.00 from app#A.1110.406 (Training) to app#A.1110.200 (Equipment & Computers), account balances are \$4,200.00 & \$750.00 respectively

A motion was made by Trustee Banks with a second by Trustee Rue. Upon the call of the roll, all present were in favor.

Resolution authorizing payment to Transaxle in the amount of \$4,800.00 for the Meritor Differential in Truck#13 in the Highway Department from app#A.1640.421(Central Garage-Repair/Maintenance). Current account balance is \$25,401.57 after expense

A motion was made by Trustee Rue with a second by Trustee Banks. Upon the call of the roll, all present were in favor.

Resolution authorizing payment to 52 Automotive in the amount of \$6,470.33 for the Body Repair to Police Car #18 from app#A.3120.421(Police-Repairs/Maintenance). To date Village insurance payments total \$6,346.00, with supplemental payments pending. Current account balance after budget transfer is \$9,760.00

A motion was made by Trustee Rue with a second by Trustee Banks. Upon the call of the roll, all present were in favor.

Resolution authorizing payment to North Jersey Pump & Controls, LLC for the Emergency Purchase of a BC100-15-60 Transducer for the Sewer Department in the amount of \$1,098.00 from app#G.8130.421(Treatment/Disposal-Repair/Maintenance). Current account balance after purchase is \$11,518.33

A motion was made by Trustee Rue with a second by Trustee Banks. Upon the call of the roll, all present were in favor.

Resolution authorizing payment to Solitude Lake Management for the Lake Treatment for the Water Department in the amount of \$4,287.00 from app#F.8340.459(Transmission-Truck Equipment/Tools). Current account balance is \$104,441.36

A motion was made by Trustee Rue with a second by Trustee Banks. Upon the call of the roll, all present were in favor.

Resolution authorizing payment to USDA/Rural Development for the Sewer Plant Loan in the amount of \$235,993.88 from app#G.9710.600(Serial Bonds-Principal) & app#G.9710.700(Serial Bonds-Interest). Account balances are \$0.00 and \$12.37 respectively

A motion was made by Trustee Banks with a second by Trustee Rue. Upon the call of the roll, the vote went as follows:

Mayor Nikolados-yea
Trustee Rue-yea
Trustee Banks-yea
Trustee Massey-nay
Trustee Jenkins-nay

Resolution authorizing payment to Barton & Loguidice in the amount of \$35,165.34 for the Water Project Design & Bidding from app#F.8320.484(Source of Supply-Engineers)

A motion was made by Trustee Banks with a second by Trustee Rue. Upon the call of the roll, the vote went as follows:

Mayor Nikolados-yea
Trustee Rue-yea
Trustee Banks-yea
Trustee Massey-nay
Trustee Jenkins-nay

Resolution authorizing a Budget Transfer for the Tax Department in the amount of \$100.00 from app#A.1410.402(Clerk-Legal Notices) to app#A.1950.400 (Taxes/Assessments and Adjustments). Account balances are \$2,812.22 & \$-3,192.74 respectively

A motion was made by Trustee Banks with a second by Trustee Rue. Upon the call of the roll, the vote went as follows:

Mayor Nikolados-yea
Trustee Rue-yea
Trustee Banks-yea
Trustee Massey-nay
Trustee Jenkins-nay

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Special Counsel Sussman spoke on the following issues:

PUD Presentation from the March 1st Meeting

Mr. Sussman stated that possible regulations had been circled around to the Board Members. Now this matter needs to be referred to the Planning Board for their review and input, so the Village Board needs to make the referral.

A motion was made by Trustee Rue with a second by Trustee Banks. Upon the call of the roll, all present were in favor.

PBA

Discussions will continue on April 11th, 2023

PERB

There will be another hearing on Tuesday, March 21st, 2023 to finish the testimonies of those that did not get the chance to do so in the Jay Sherb matter last month.

NY Power Authority

NY Power Authority would like to utilize the Village Easements on four (4) parcels and are desiring to pay the Village for them, but I feel that they can give more than what they are proposing. I need authority from the Board to negotiate a better proposal being that they are requesting something vital to the Village like an easement that they are desiring to have permanent access to. In my opinion, they should pay us yearly for the access.

A motion was made by Trustee Rue with a second by Trustee Banks. Upon the call of the roll, all present were in favor.

Declaration of Impasse for CBA

The Water & Sewer and Highway & Sanitation Departments would like to have a mediator appointed to represent the Village in regards to the union negotiations and I think its good idea to have an unbiased person in the middle, so a resolution needs to be passed by the Village Board to appoint a mediator.

A motion was made by Trustee Rue with a second by Trustee Jenkins. Upon the call of the roll, the vote went as follows:

Mayor Nikolados-yea

Trustee Rue-yea

Trustee Banks-abstain

Trustee Massey-yea

Trustee Jenkins-yea

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Village Properties

I, along with two other Board members and the Manager were in a meeting with the owner of the vacant lot on the corner of St. John Street & Broadway over a week ago. They are very interested in the Village and buying property and developing it. They have some great ideas for a community/youth center and various other items that are needed in this community. They are not looking for any financial assistance as they are well-equipped financially to produce whatever they want to develop. I am just making the Board aware as those talks will be continuing, and it looks very promising.

Village Court Issues

Yet again, I am coming to you all concerning the Village Courts and the problem of people and properties getting fined, but because the property is listed under an LLC, there is no one responsible or being held accountable. We have to do something about this! It is embarrassing to have a thirty (30) docket case and only three (3) people show up. That's not a good look for the Village. This is one of the main reasons why we have the housing issues and conditions that persist in this community, no accountability. The Building Department can fine all day every day, but if there is not a physical individual to hold accountable, it's all for absolutely nothing and a complete waste of time. There has to be a way to get a handle on this and we have to get one on it quickly.

Managers' Report

Mr. Snowden appointed former Trustee Larissa Bennett to the Monticello Housing Authority for a 5 year term.

He also made the Board aware that the Police Department is in need of two (2) new cars. He stated that it has always been the policy of the Village to get the cars through a leasing program and the first payment is not due for two (2) years. He stated this way the Board has an opportunity to budget for the cars. He also reminded the Board that we are at the end of paying off the last two cars we purchased through the leasing program. He stated that these cars are a necessity and a priority and we need to order them now while they have them in stock. He stated that the cost will be \$103,000.00 and this is a need and has to happen immediately.

Some of the Board members responded that they would like to discuss the matter more in Executive Session.

Trustee Rue made everyone aware that the Village finances and purchases are not an Executive Session matter and by law must be discussed in public. She stated that the only things that can be discussed in Executive Session is possible litigation and personnel.

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Trustee Jenkins stated that the Village cannot afford two (2) news police cars and this matter should not be before the Board to make a rush decision tonight especially being that this is the first they are hearing of it.

Mr. Snowden responded that he understands this is the first of them hearing of it, but he himself was just made aware of the dire need and given all of the information. He stated that the Police Department is down to three (3) vehicles and not only is that a safety issue, it is a detriment to their departments functionality and we cannot put the people at jeopardy.

Water Plant Condition

The Water Department Superintendent, Chuck Browdowsky was present and stated that as far as the water plant, it was built back in the 1970's and has not had any repairs since it's been built. Everything in the plant is over thirty (30) years old and they are trying their best to keep everything going, but it is becoming impossible. Many of the pumps and wells have well-over extended their life and are barely making it. I am grateful for my guys that do whatever necessary to keep everything working, they were literally able to get a pump restarted that has not worked in over twenty-five (25) plus years. We also had the flocculator issue a few weeks back, that thanks to the assistance of the Manager and all of us working together, we were able to get that back working, but without that, the Village would not have any water at all. I know financially, we are in a tough place right now, but if something isn't done with this plant, the entire Village will be out of water. Things are failing by the day and we are literally doing everything we can to keep stuff working. So, please, whatever you can do, would be greatly appreciated.

Mr. Snowden responded that Chuck is correct. We have got to get this bonding in place. These audits have to get done, because we cannot lose this grant. Board it's up to you all to do the right thing, we are living literally day by day at that Water Plant and this whole Village is the ones that are at risk. Do the right thing and do what you have to do, it's not rocket science and ALL of you all know what has to be done, especially you George! Get it done!

Executive Session

A motion was made by Trustee Banks with a second by Trustee Jenkins to go into Executive Session at 7:22pm to discuss the following:

Personnel

Upon the call of the roll, all present were in favor.

A motion was made by Trustee Banks with a second by Trustee Rue to come out of Executive Session at 8:08pm. Upon the call of the roll, all present were in favor.

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Adjournment

A motion was made by Trustee Rue with a second by Trustee Banks to adjourn the meeting at 8:09pm. Upon the call of the roll, all present were in favor.

Submitted by:

A handwritten signature in cursive script, reading "Janine Gandy-McKinney".

Janine Gandy-McKinney, Village Clerk