

Board of Trustees Meeting Minutes

Village of Monticello

Wednesday, September 7th, 2022

6:00 pm

Call Meeting to Order

The meeting was called to order at 6:05pm by Mayor George Nikolados.

Pledge to the Flag

Roll Call

Mayor Nikolados-Present Trustee Rue-Present Trustee Banks-Present at
6:10pm
Trustee Massey-Present Trustee Jenkins-Present

Also Present:

Michael Sussman- Village Special Counsel
James Snowden-Village Manager

Motion to accept the agenda

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

Approval of minutes from the August 17th, 2022 regular meeting with corrections to page 6 & 9

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

Mayor Report

Mayor Nikolados reported that the Waverly Avenue Bridge construction has begun and they are hoping to have it completed by November. Also The East Broadway sidewalk project has begun, that has been a long awaited project that will certainly be a benefit to the Village. Lastly, work on the route 42 project has also begun by the State. So we are beginning to see progress taking place.

Resolution authorizing the payment of the Village Bills in the amount of \$90,066.27 for fiscal year ending July 31st, 2022 and \$81,037.29 for fiscal year ending July 31st, 2023

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-nay
Trustee Massey-nay
Trustee Jenkins-nay

Trustee Rue commented that the Board has to pass this resolution, these are the employee payroll, health insurance, all these types of things are in these bill pays and these bills need to

be paid. This is our job as Trustees. I don't understand why you all sit up here and do not vote to pass the bill pay.

Trustee Jenkins responded the issue is not the employees, it's the Treasurer. He needs to give us these reports at least twenty-four (24) to forty-eight (48) hours ahead of time, so that we have time to properly review what is being paid. We get them right before or at the meeting and then, it's just here, vote yes. I don't work like that. All of the other Treasurer's gave the bill pay to the Clerk and she presented it with the agenda items and I don't know why Gary cannot do the same thing.

Mayor Nikolados stated that he agrees with Trustee Jenkins, the Board should get the bill pay at least twenty-four (24) hours in advance so we can review it. We should not be getting it right before the meeting or just told the amount and then be expected to approve it. I understand that many items in it must be done, but we as the people approving it, should have time to review it first. We'll have to revote it once Trustee Banks arrives.

Public Hearing-Proposed Local Law# 2 of 22-Amending Chapter 226 Taxation-Article VI entitled, "Sale of Real Property for Delinquent Property Taxes", amending section 226-29 to amend the wording to add the Village, amending section 226-30 to add the Village as a Municipality under the County of Sullivan, the addition of section 226-34, entitled, "Sale of Properties acquired by the Village" and the addition of section 226-35 "Conveyance of subject parcels in the Village"

Attorney Sussman made the Board aware that even though the information is not in front of the Board, it is important for this hearing to take place as this is a time sensitive matter. The changes are minor, the only thing that will be changing is the wording from "County" to "Village" and the Village needs to set up its own redemption dates. So despite not having the language in front of you all, you all were made aware of the information at the last meeting when this first came up, so we can move forward with this Public Hearing.

Mayor Nikolados asked if the Legal Notice was present.

The Village Clerk responded that it was her understanding that the Public Hearing was going to be put on hold, so she didn't bring it.

Mr. Snowden interjected that he made the Clerk aware that he still wanted to have the Public Hearing no matter what.

Attorney Sussman stated that the Public Hearing can still take place and said the Mayor can read the information in the agenda because it reads the same as the Public Hearing notice that

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was in the newspaper.

Mayor Nikolados read the following:

Proposed Local Law# 2 of 22-Amending Chapter 226, Taxation -Article VI entitled, "Sale of Real Property for Delinquent Property Taxes", amending section 226-29 to amend the wording to add the Village, amending section 226-30 to add the Village as a Municipality under the County of Sullivan, the addition of section 226-34, entitled, "Sale of Properties acquired by the Village" and the addition of section 226-35 "Conveyance of subject parcels in the Village" today, Wednesday, September 7th, 2022 at 6:00pm.

He also gave the public a brief explanation of the proposed Local Law, he stated that the County does foreclosure proceedings every year for the Village and once the properties reach the expiration of the foreclosure process, all the properties that have not been repurchased or have not set up agreements, the properties that owe the Village the most taxes, the Village takes title of them and then they are sold in the County auction and the Village gets whatever taxes they are owed. However this year, the Village has decided to remove all of the properties out of the auction and give the homeowners another chance to repurchase them and the Village will make the money for all of the fees along with the taxes owed. Also any properties that are not repurchased, the Village can sell and make the monies, so this is a wonderful thing for the Village and it's something that we should have been doing in the past. Other than those minor changes mentioned by the Attorney, the Village just has to set up their own repurchase dates and according to the Clerk, being that she will be doing these, the date of September 1st -30th, will work best. Also, there will not be an opportunity for a payment agreement as everything must be paid in full at the time of repurchase, including the County if anything is owed to them. Because this is our first year doing this, the date will be extended to October 31st, but going forward the repurchase date will be as stated above from September 1st -30th, yearly if the Village continues to remove their properties from the actual Auction proceedings.

A motion was made by Trustee Rue with a second by Trustee Banks to open the Public Hearing at 6:13pm. Upon the call of the roll, all present were in favor.

The floor was opened to the Public three (3) times and no one spoke.

A motion was made by Trustee Rue with a second by Trustee Banks to close the Public Hearing at 6:15pm. Upon the call of the roll, all present were in favor.

Resolution of Adoption of Local Law# 2 of 2022- Amending Chapter 226 Taxation-Article VI entitled, "Sale of Real Property for Delinquent Property Taxes", amending section 226-29 to

amend the wording to add the Village, amending section 226-30 to add the Village as a Municipality under the County of Sullivan, the addition of section 226-34, entitled, "Sale of Properties acquired by the Village" and the addition of section 226-35 "Conveyance of subject parcels in the Village". The Village's repurchase date will begin September 1-30th, after which time the Village can move forward with either a Public Auction on their own or a private sale through a broker. Also, there will not be an opportunity to set up any payment arrangements and all taxes and fees must be paid in full.

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 Manager to sign an Outside User Water Agreement with 146 Pleasant LLC for 146 Pleasant Street Ext, Water Account#5100093440

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 Peak Power Systems (sole source provider) in the amount of \$4,601.50 from app#G.8130.233 (Treatment/Disposal-Equipment Purchase). 2022 Fiscal year end balance is \$14,763.24 before the payment

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 Mayor, Village Manager and Police Chief to sign an IMA with the Monticello Central School District & Monticello Police Department for Video Feed from the Schools to the Police Department

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 Emergency Repair of the Pump at the Sewer Plant and payment in the amount of \$1,604.20 from app#G.8130.421 (Treatment/Disposal-Repair/Maintenance) to Schmidt's Wholesale

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 Trittech Software Systems for the annual maintenance fees for the IMPACT records management system, including interfaces with LiveScan, NYS TRACS AND Photo annual maintenance fee in the amount of \$12,018.47 from app#A.3120.206 (Police Computer Equipment).

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 approval to prepare a Replacement Deed for SBL#113.-6-6 & 113.-6-9

Mr. Sussman stated that he spoke with Attorney, Henry Shawn and this issue came up because this property is from before any of us was on the Board or in our capacities that we sit in right now, but somehow or some way, the original deed got misplaced and or lost and it cannot be found. This resolution is simply giving Mr. Shawn's office permission to file a new deed.

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 accepting the Repair Estimate from Peak Power Systems (sole source provider) for the repair of the Crystal Street Pump Station in the amount of \$5,875.32. Payment will be made out of app#G.8120.421 (Sanitary Sewers-Repairs/Maint).

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

Trustee Rue made a motion with a second by Trustee Massey appointing the Village Manager to oversee the Building Department and sign permits

Trustee Banks stated that he totally disagrees with this. How can the Manager oversee the Building Department and he is not licensed? And what about his own private business connections? That is a complete conflict of interest and I totally disagree with it. I can't even believe that you all are even considering something like this.

Mr. Snowden said the Board can appoint me provisionally. It is the same way from when I started originally working for the Village. I did not have a license when I started and I was appointed provisionally and I did the full job and once I got my license I was appointed permanently. It's the same thing. As the manager, I have the right to hire, so I have hired two provisional inspectors who are also in training now for their licenses.

Trustee Banks asked, how long will it take for you to get your license in order for you to be certified?

Mr. Snowden responded, I am currently in training and I should have it completed within a couple of weeks, just like the other two inspectors working right now.

Mayor Nikolados asked, we all know that you currently have a functioning construction business that you are currently running while you are the Village Manager, so what happens when permits come for your business? That's my biggest concern, I don't want the Village to get into

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any type of situations; we already have enough going on.

Mr. Snowden responded that I will have the Village Engineer over see any of my personal business projects, just like I did before when I was in that department.

Upon the call of the roll, the vote went as follows:

Mayor Nikolados-yea

Trustee Rue-yea

Trustee Banks-nay

Trustee Massey-yea

Trustee Jenkins-yea

Manager's Report

Mr. Snowden reported that the Village pool closed on Labor Day weekend. The Village sponsored and End of the Summer Pool Party on August 21st and it was a success.

As you all are already aware, the Enforcement Officer, BJ Gettel resigned effective September 2nd and her resignation was accepted. Currently we have Scott Cooper and DeShawn York that are both working part-time in the Building Department and in training for their Inspectors License along with myself.

We are continuing to work on the Village Municipal Lots and we are trying to get as much done as possible before the black topping plants close down next month or the following month.

Executive Session

A motion was made by Trustee Massey with a second by Trustee Jenkins to go into Executive Session at 6:50pm to discuss the following:

Union Contract Negotiations

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

A motion was made by Trustee Rue with a second by Trustee Massey to come out of Executive Session at 7:35pm. Upon the call of the roll, all present were in favor.

Adjournment

A motion was made by Trustee Massey with a second by Trustee Jenkins to adjourn the meeting at 7:37pm. Upon the call of the roll all present were in favor.

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Submitted by:

A handwritten signature in black ink, appearing to read "Janine Gandy-McKinney". The signature is written in a cursive style with some loops and flourishes.

Janine Gandy-McKinney, Village Clerk