

Board of Trustees Meeting Minutes

Village of Monticello

Tuesday March 5th, 2019

6:30 p.m.

Call Meeting to Order

Mayor Gary Sommers called the Meeting to Order at 6:30 p.m.

Pledge to the Flag

Roll Call

Present: Gary Sommers- Mayor
George Nikolados- Deputy Mayor
Carmen Rue- Trustee
Rochelle Massey- Trustee
Charlie Sabatino- Trustee

Also Present: Stacey Walker- Deputy Clerk
Michael Davidoff- Village Attorney
Chief Robert Mir- Chief of Police

Absent: Janine Gandy McKinney- Village Clerk

Executive Session

Motion made by Trustee Sabatino seconded by Trustee Rue upon roll call all in favor to go into Executive Session at 6:33 p.m.

Motion made by Trustee Sabatino seconded by Deputy Mayor Nikolados upon roll call all in favor to come out of Executive Session at 6:50 p.m.

DISCUSSION-NEIL LARSON-HISTORICAL DISTRICT NOMINATION & 485 A TAX EXEMPTION

Neil Larson talked about a Resolution that was passed to apply for a Grant in March 2017, he said the application was done by Helen Budrock. Mr. Larson said that he has a letter of agreement to do the work for the project and he has a draft of completion which has been submitted to the State. Mr. Larson said the State Review Board will review the application. Mr. Larson stated that he just wanted to go over the boundaries of the district, he present an Exhibit to the Board to view. Mr. Larson said that the project would extend West pass the Post Office to both sides of Broadway up Liberty Street, Landfield Avenue to the Churches and the Synagogues to St. John Street and the School. Mr. Larson said that he would apply for Tax Credits to get State Rehab Credits but the State wants to review the process this year and the property owners will be notified and they will have a Public meeting at the Village before it gets

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the answer(s) from the Village Board. A young Lady from the County stated that the 485 a Tax Exemption is to create new incentives to allow for partial exemptions for non-residential buildings. The concern is to help Commercial Buildings for mixed use to make them freeze the Tax increases from 8 years to 12 years, she present a flyer to the Board on how it should work out all in an effort to help bring back downtown on Broadway (see attachment). Village Attorney Michael Davidoff questioned the fact that the Village needs to set up a meeting with the Town, the School and the County because he did not feel that the Village should say yes to a proposal that we would be the only one Adopting and no one else adopts it, she said no problem.

Motion to accept the agenda with the following add-ons:

Motion was made by Trustee Sabatino seconded by Deputy Mayor Nikolados upon roll call all in favor to except the Agenda with add-ons.

Approval of the Minutes from the February 14th, 2019 Meeting

A motion was made by Trustee Rue seconded by Trustee Sabatino upon roll call all in favor to except the Minutes from the February 14th, 2019 meeting.

Public Hearing- Proposal of Local Law# 1 of 2019 to add section 45-16 entitled, "Residence of the Code Enforcement Officer"

Motion was made by Deputy Mayor Nikolados seconded by Trustee Massey upon roll call all in favor to open the Public Hearing at 7:08 pm.

Village Attorney Michael Davidoff read the Public Notice out loud for the Public to hear the matter at hand for the Code Enforcement Residence (see attachment).

Michael Banks, a Village Resident, wanted to know if they could hire local residents for the job instead people from out of town. Mayor Sommers said that they could always hire someone else in the future but for now they just want to get things cleaned up and the company at hand is being used to bring the Village up to standards.

Trustee Rue stated that the Village already hired this company and they are already approved with a Contract for \$100.00 an hour, they are outside of Orange County and she did vote "NO". She said that we have a lot of qualified people in Sullivan County to do the job and they have a list at Civil Service. Mayor Sommers said that we can always consider others in the future.

A motion was made by Trustee Sabatino seconded by Deputy Mayor Nikolados to close the Public Hearing at 7:17 p.m. upon roll call all in favor to close the Public Hearing.

Resolution of Adoption for Local Law #1 of 2019 entitled, "Residence of the Code Enforcement Officer"

Motion made by Trustee Massey seconded by Trustee Sabatino upon roll call all in favor except Trustee Rue nay.



Thompson – Monticello Grow the Gateways

§ 485-a. Residential-commercial urban exemption program

What is the 485-a exemption program?

Section 485-a of New York State’s Real Property Tax Law authorizes municipalities to enact a local law that would provide a tax incentive for the redevelopment of non-residential properties into mixed-use residential and commercial. The allowable incentive would exempt taxes on the increase in assessed value attributable to the conversion for eight years, and phase in the increase in years nine through twelve. The exemption applies *only* to the tax increases that result from the improvements and the subsequent increase in assessed property value.

Why is the 485-a exemption beneficial?

- It can incentivize critical redevelopment of vacant and underutilized buildings in the Village’s core downtown area.
- It makes conversion projects more economically viable by lessening the initial tax burden.
- It can stimulate an increase in the Village’s tax base.
- Tax revenue on eligible projects is stable for the first eight years, then increases.

How does the 485-a exemption work?

- Adoption requires the passage of a local law.
- Exemption applies to eligible construction beginning after the municipality’s local law has taken effect.
- Conversion costs must be greater than \$10,000, although municipalities may raise the threshold.
- The amount of the exemption is the current assessed value subtracted from the assessed value after the conversion.
- After a municipality adopts the exemption, the county and school district may also adopt it.
- No exemptions are allowed for special assessments.
- The exemption is applied over a 12-year period as follows:

<u>Year of Exemption</u>	<u>Percentage of Exemption</u>
1 through 8	100% of Exemption Base
9	80% of Exemption Base
10	60% of Exemption Base
11	40% of Exemption Base
12	20% of Exemption Base

VILLAGE OF MONTICELLO

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a Public Hearing will be held by the Village Board of the Village of Monticello on Tuesday, March 5th, 2019 at 6:30pm at Monticello Village Hall, 2 Pleasant Street, Monticello, New York 12701 to discuss the following issues:

Local Law No. 1 of 2019, to add section 45-16 entitled,

“Residence of the Code Enforcement Officer”

PLEASE TAKE FURTHER NOTICE that the economical significance of said proposed Regulations & Local Laws will be reviewed by the Village Board of Trustees incident to and as a part of said public hearing. Copies of said proposed Regulations & Local Laws are available for review at Monticello Village Hall, 2 Pleasant Street, Monticello, New York 12701.

By order of the Board of Trustees of the Village of Monticello, dated Friday, March 1st, 2019.

Janine Gandy-McKinney
Village Clerk
Village of Monticello

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Mayor/Manager Report

Mayor/Manger Gary Sommers commented on the Ice Skating Rink with an updated report from the Department Head he said that the weather has not been with us on the skating rink, there were problems with the wind storms and the clips on the rink let go and the liner inside the rink is frozen and it has to be fixed, we set up late but hopefully next year we can get a good start. Mayor Sommers said that there is a gentlemen who has a property management company here in the Village who has volunteered to maintain the rink, he has his own insurance and I asked him to come to discuss his information with me to see if he has the proper coverage for his voluntary service and if so he thinks it would be good to hire him on his voluntary service.

Discussion-Utility Bill Adjustments

Mayor Sommers wanted to say that the Board had asked that all the adjustments for the Utility Bills has to brought to the Board for approval and that from now on a list of adjustments will be brought to the Board. Mayor Sommers went on to say that he thinks only clerical adjustments were done by the Water Department Billing Clerk but he still wants it to be brought to the Board for ANY adjustments no matter what, he wants to know if the Board feels if clerical bills should come to the Board or not? Michael Davidoff stated that he feels that ALL adjustments should be brought to the attention of the Board in a report so that it can be reviewed for discussions, the Board agreed.

Discussion- Harry O's Cleaning Services Inc. Proposal

A motion was made by Trustee Massey Seconded by Trustee upon roll call all in favor for this to be TABLED.

Resolution authorizing budget transfers and amendments for fiscal year ending July 31st, 2019

Motion made by Trustee Massey seconded by Trustee Sabatino upon roll call all in favor except Trustee Rue nay.

Discussion-ESD-Restore NY

Tommy Ting the person who applied for the Restore NY Grant stated that he was there to testify that he never got paid and according to the last meeting they stated he did but he said he didn't get the money. Mayor Sommers said that he did not hear back from a lady named Monique and that she is going to set-up a meeting to get things straight on her end and Mayor Sommers ask what does he mean by the money that he is saying was or was not paid from a grant to the Village? Trustee Rue said that any money that comes from the State has to be issued in a check from the Village to the development and it has to be a Resolution which the Village never did. Trustee Rue went on to say that the Village never did any Resolution or any payments according to Restore NY to the development.

Michael Davidoff asked was the Village paid and Mayor Sommers stated that the State said they never paid the Village because there are somethings that need to be straighten out, he went on to say that hopefully by tomorrow he will hear from them and things can be taken care of,

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Resolution extending the Employment Agreement of Monticello Police Chief, Robert Mir

Motion was made by Deputy Mayor Nikolados seconded by Trustee Rue upon roll call all in favor.

Resolution authorizing the Village to enter into an agreement with May 8th Consulting Inc.

Motion was made by Trustee Rue with a question seconded by Trustee Sabatino Michael Davidoff stated the monies is part of a Grant money that is in the Budget still amount to be paid is \$33,900 and \$17,900 is being paid Sullivan County Land Bank and the Village still has to pay \$16,000 upon roll call all in favor.

Resolution authorizing the Village of Monticello to enter into an Inter-Municipal Agreement with the Town of Thompson for Fuel Products

Motion was made by Trustee Massey seconded by Trustee Rue upon roll call all in favor,

Resolution authorizing payment to ACCELA, Inc. in the amount of \$6,520.60 for the Village's Accounting software from app #s: F.8310.234, CL.8160.234, G.8110.234, & A.1680.401

Motion was made by Deputy Mayor Nikolados seconded by Trustee Sabatino upon roll call Trustee Massey abstain Trustee Sabatino abstain Trustee Rue yea Deputy Mayor Nikolados yea Mayor Sommers yea.

Resolution Approving the Final Completion of Contract 2 Water Meter Equipment Installation-CDBG

Motion made by Deputy Mayor seconded by Trustee Rue upon roll call all in favor upon roll call all in favor.

Resolution Approving the Final Completion of Contract 1 Water Meter Equipment Purchase-CDBG

Motion made by Deputy Mayor Nikolados seconded by Trustee Rue upon roll call all in favor upon roll call all in favor.

Resolution Approving Invoice Reimbursement to B & L DPC for Construction Inspection Services Related to PIN 9009.934-Monticello Jefferson Street Gateway Improvement Project

Motion made by Trustee Rue second by Deputy Mayor Nikolados upon roll call Trustee Rue yea Mayor Sommers yea Deputy Mayor Nikolados yea Trustee Massy abstain Trustee Sabatino abstain.

Resolution Approving Contractor Change Order#3 and Contractor Final Payment Application for PIN 9009.934-Monticello Jefferson Street Gateway Improvement Project

Motion made by Trustee Rue second by Deputy Mayor Nikolados upon roll call Trustee Rue yea Deputy Mayor Nikolados yea Mayor Sommers yea Trustee Massy abstain Trustee Sabatino abstain.

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Resolution Approving Supplemental Agreement #2 to B & L, DPC for Construction Inspection Services Related to PIN 9009.934-Monticello Jefferson Street Gateway Improvement Project

Motion made by Trustee Rue second by Deputy Mayor Nikolados upon roll call Trustee Rue yea Deputy Mayor Nikolados yea Mayor Sommers yea Trustee Massy abstain Trustee Sabatino abstain.

Resolution Approving Invoice Reimbursement to B & L, DPC for Construction Inspection Services Related to PIN 9009.934-Monticello Jefferson Street Gateway Improvement Project

Motion made by Trustee Rue second by Deputy Mayor Nikolados upon roll call Trustee Rue yea Mayor Sommers yea Deputy Mayor Nikolados yea Trustee Massy abstain Trustee Sabatino abstain.

Resolution authorizing WQIP Draw #14 for the Water Resource Recovery Facility Disinfection Improvements Project

Motion made by Trustee Rue second by Deputy Mayor Nikolados upon roll call Trustee Rue yea Mayor Sommers yea Deputy Mayor Nikolados yea Trustee Massy abstain Trustee Sabatino abstain.

Resolution authorizing Water Storage Improvement Project Expenses in Accordance with Payment Requisition 10 that are not covered by the LDC

Motion made by Trustee Rue second by Deputy Mayor Nikolados upon roll call Trustee Rue yea Mayor Sommers yea Deputy Mayor Nikolados yea Trustee Massy abstain Trustee Sabatino abstain.

Resolution authorizing Water Storage Improvement Project Expenses in Accordance with Payment Requisition 11 that are not covered by the LDC

Motion made by Trustee Rue second by Deputy Mayor Nikolados upon roll call Trustee Rue yea Deputy Mayor Nikolados yea Trustee Massy abstain Trustee Sabatino abstain.

Resolution authorizing Water Storage Improvement Project Expenses in Accordance /with Payment Requisition 12 that are not covered by the LDC

Motion made by Trustee Rue second by Deputy Mayor Nikolados upon roll call Trustee Rue yea Mayor Sommers yea Deputy Mayor Nikolados yea Trustee Massy abstain Trustee Sabatino abstain.

Resolution authorizing Water Storage Improvement Project Expenses in Accordance with Payment Requisition 13 that are not covered by the LDC

Motion made by Trustee Rue second by Deputy Mayor Nikolados upon roll call Trustee Rue yea Mayor Sommers yea Deputy Mayor Nikolados yea Trustee Massy abstain Trustee Sabatino abstain.

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RESOLUTION TO PREFER CHARGES AGAINST A CERTAIN VILLAGE OF MONTICELLO EMPLOYEE AND PAYMENT TO DREW DAVIDOFF AND EDWARDS LAW OFFICES LLP TO PROVIDE NECESSARY LEGAL SERVICES TO REPRESENT THE VILLAGE OF MONTICELLO REGARDING SUCH MATTER AT THE RATE OF \$175.00 PER HOUR

Motion made by Deputy Mayor Nikolados seconded by Trustee Sabatino upon roll call all in favor except Trustee Rue nay.

Resolution Authorizing the Villages Insurance to cover the lawsuit to the best of it's professional judgement to seek to resolve litigation

Motion made by Deputy Mayor Nikolados seconded by Trustee Sabatino upon roll call all in favor except Trustee Rue nay.

Resolution to accept the Deed from the County of Sullivan for parcel #118.-5-3.31

Motion made by Deputy Mayor Nikolados seconded by Trustee Rue upon roll call all in favor

Resolution authorizing payment to FUSCO Engineering in the amount of \$2,000.00 from app#a.3620.102 account balance after payment is \$5,075.00

Motion made by Deputy Mayor Nikolados seconded by Trustee Sabatino upon roll call all in favor except Trustee Rue nay.

Resolution awarding the 103 Jefferson Street Abandoned Building Demolition Bid to RVT Construction in the amount of \$40,000

Motion made by Trustee seconded by Deputy Mayor Nikolados upon roll call all in favor to *TABLED

Resolution authorizing the payment of Bills in the amount of \$170,474.61

Motion made by Deputy Mayor Nikolados seconded by Trustee Sabatino upon roll call all in favor except Trustee Rue nay but whatever is Budget she agrees to pay the rest was handed in late she had no time to review.

Resolution authorizing payment to Barton & Loguidice for the completion of the Spill Prevention Reports for the Sewer Department in the amount of \$2,145.00 from app.#G.1440.414 current balance is \$47,885.00

Motion made Trustee Rue seconded by Trustee Sabatino upon roll call all in favor.

Resolution to accept the Deed from the County of Sullivan for Parcel# 118.-5-3.31

Motion made by Deputy Mayor Nikolados seconded by Trustee Rue upon roll call all in favor

Public Comments

A Village Resident talked about where she lived for 19 years needs changes and she would like to take the test to help with the Village and she feels that people in the Village should have a chance to work here, also she said that the Building Inspector needs help in his department.

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Gordon Jenkins a Village Resident made a statement about having the County help to pay for some of the problems that we are having in the Village especially the roads, he wants to know where is the accountability for all the money the County is making from his tax money even if the Village has to sue them we need help from them.

A gentlemen said that he was issued a permit and two weeks later it was taken away. He said that he doesn't feel that he was treated fairly he calls and no one calls him back. Michael Davidoff told him to submit a letter to the Village then the issue can be addressed because he thinks there is more going on than being said, he does not want to bring it up in the Public Comments the gentleman said ok.

Valerie Morrison a Village Resident talked about her water bill issue and hopes that she gets credit back when her bill is reviewed she also thanked the Village for sending their workers for addressing the flooding problem she had on her street.

Adjournment

Motion made by Trustee Rue seconded by Trustee Massey upon roll call all in favor to adjourn the Village Board meeting at 8:10 p.m.



Stacey Walker Deputy Clerk