

Board of Trustees Meeting Minutes

Village of Monticello

Wednesday, November 6<sup>th</sup>, 2024

6:00 pm

**Call Meeting to Order**

The meeting was called to order at 6:03pm by Mayor Massey.

**Pledge to the Flag**

**Roll Call**

Mayor Massey-Present

Trustee Jenkins-Present

Trustee Hutchins-Present

Trustee Davis-Present

Trustee Barbarite-Present

**Also Present:**

Michael Sussman, Special Counsel

James Snowden, Village Manager

Janine Gandy-McKinney, Village Clerk

**Motion to accept the agenda**

A motion was made by Trustee Hutchins with a second by Trustee Jenkins to accept the agenda with amendments to remove item #'s 7,9 & 10 off the agenda. Upon the call of the roll, all present were in favor.

**Approval of minutes for the October 16<sup>th</sup> & 30<sup>th</sup>, 2024 Regular & Special Board Meetings**

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

**Public Hearing -Proposed Local Law #10 of 2024, adding Chapter 131, entitled, "Constabulary" to the Village of Monticello Code and Specifying the Duties herein**

A motion was made by Trustee Hutchins with a second by Trustee Jenkins to open the Public Hearing at 6:03pm. Upon the call of the roll, all were in favor.

Attorney Sussman explained that the purpose for this Public Hearing is because there are different ways of staffing Police functions in a community and the use of Constabulary is a means of not using higher paid Police Officers for functions that are usually itinerary functions which can be formed by individuals known as Peace Officers under the direction of the Village Courts or the Village Manager or the Police Chief. So, the intent of this is to give more flexibility in the staffing of Police functions that divert Police Officers who are sworn officers and are highly paid to law enforcement duties outside of our Courts for example which can be manned by an individual who is not a Police officer and this local law would position us to do that. This local law does not indebt us to a particular individual or candidate.

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

A motion was made by Trustee Jenkins with a second by Trustee Davis to close the Public Hearing at 6:05pm. Upon the call of the roll, all were in favor.

**Resolution adopting Local Law #10 of 2024 and adding Chapter 131, entitled," Constabulary" to the Village of Monticello Code and Specifying the Duties herein**

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

**Mayors Comments**

Let me start out by saying that I would like to congratulate our newly elected Assemblywoman, Paula Kay, along with Congressman Josh Riley who will be representing our area. I look forward to establishing a good working relationship with them.

Kudos to the two females who assisted me in litter plucking at 5:45am. Litter plucking is a never-ending job and it will continue throughout the winter season.

Unfortunately, I have some bad news. The Village of Monticello is bound by contracts from the previous administration that are fluctuating our tax obligations. These contracts are in effect until 2026-2028. Although I was looking for stability in taxes, it has become apparent that there is no recourse but to raise them in order for the Village to survive. This may seem unfair to both residents and employees. However, since most employees don't live in the Village, this may not be of any consequence to them. I spend night awake trying to find resolutions for this situation. In addition, this also affects how I deal with the Village employees and why I have such high expectations of them. Lay-offs are a necessary effort to reduce expenditure. If you have any suggestions or issues, please feel free to contact me.

Every one of you should remember our new slogan GET INVOLVED, BE PRESENT and ACTIVE in your community!

Since our last newsletter, here's what we have been working towards:

1. We have received a grant for 75 of our Village youth to attend an event.
2. We have received a New York State Grant in the amount of \$660, 000 to upgrade the swimming pool located in DeHoyas Park
3. I am still looking forward to volunteers for the committee to restart the Senior Games.

Throughout November and December, the Village will be collecting new toys, books and games for the mayors first annual Toy Drive. We are asking that you do not bring toy guns, swords or knives because they will not be accepted. All items can be dropped off at the Village Hall, 2 Pleasant Street.

Ongoing:

Weekly AA/NA Meetings

Ted Stroble Center

7:00pm-8:30 pm

Reminder:

There is NO OVERNIGHT parking on Broadway. All residents' vehicles will be ticketed, towed and fined daily. Also, Village Hall is closed daily from 12-lpm daily.

**Manager's Report**

I met with Steve Vegliante about the Apollo Mall violations. We discussed a comprehensive plan to secure the mall and a way to meet the concerns of the Board. At this time, he has no funding for removal but he will continue to keep a close watch on the situation making sure all the construction fencing is intact. While securing the dangerous elements of the property in hopes of bringing the property into planning for the development of affordable housing. After an insurance inquiry in a discussion with Chief Lindsey it has been brought to my attention that the Village no longer owns the shooting range on Waverly Avenue. Somehow in the past the range was handed over to the county, and is now in ownership of the Sheriff Department, which allows our officers to use it. I have notified the insurance companies to adjust the premiums to our liability insurance accordingly.

I have looked into our employment applications. We have already removed the criminal history question on our paper application, but it still reminds on the website, I have instructed our Village Clerk to have it removed.

I have instructed the concrete contractors for the Splash Pad to come back and repair the cracks in our new pad and they have done so.

Members of the County Planning Department reached out and wanted to attend one of our Planning Board meetings, so they will be coming to our next planning board meeting on November 12<sup>th</sup> at 6:00pm. The county has taken an interest in all the local Planning Boards and their procedures. They will be seeking ways to improve communication and cooperation.

I also would like to announce I am appointing Aaron Grunwald to the Planning Board and will be relieving long-time standing member, Jeffry Sternberg from his duties. At this time, I would just like to take a moment to thank Mr. Sternberg for his dedication and services to the Village. He has served the Village well for many years and we wish him well.

On Tuesday, I met Robert (Bob) Fleischman's son-in-law from the Bagel Bakery on Broadway, Craig the owner's son is out of town. We discussed the letter we received from the owner of his building, requesting we the Village repair the right of way that they are currently using as a drive-thru. I informed the Bagel Bakery that the Village is willing to lease the right of way to them as long as they're willing to properly insure it, maintain it and make the necessary repairs. If this is not acceptable then we have no choice but to close the drive-thru.

**Discussion-Barton & Loguidice-Ted Stroebele Grant & Water Department Grant**

Roy Richardson & Don Fletcher were present from B & L and gave an update on the status of the Ted Stroebele Roof Project & the Water Department Project.

Both projects are moving forward and the grant monies have been put in place.

The TSC Roof should be going out to bid by next month.

The Water Project is waiting on a few audit updates and they are working on ways to correct an issue that the DEC has found with the way the water will be treated. Questions were also asked regarding increasing the capacity and what the limitations according to the DEC. According to the DEC, the Village is only allowed a certain amount to go over that amount you would have to file for a bigger permit, which can bring everything to a halt until they make a decision. Right now, the biggest issue is treating the water, once that is solved and the DEC signs off, that project is looking to go out to bid in February of 2025. If the Board is interested in obtaining a permit for a bigger capacity, that's up to the Board to file for, but it is advised to wait until this project is completed first.

**Discussion-Municipal Parking Lots**

Mr. Snowden made the Board aware that he spoke with the all of the municipal lots will be closed for the winter except for the front half of North Street facing the Government Center, the small lot behind St. Peters church and the 1<sup>st</sup> section of the lot on Lakewood that is used by the Bagel Bakery workers and customers.

**Discussion-Time Clocks-GEO Fencing Time Clocks**

Trustee Hutchins stated that he believes that the Board wants to move forward with this, we just need the Manager to get the numbers and if it's feasible, we'll move forward with it.

**Discussion-Moratorium for Multiple Dwellings**

Trustee Barbarite stated that the Village is having a huge problem with violations concerning our multiple dwellings. Historically many of these dwellings that were converted into multiples were done in violation to our Village Code. In many cases it was overlooked by the officials, other cases, a one family was converted into a two, then ownership changed and it became a three, and then to a four, all of them in violation of the Code and Zoning laws. They have large apartments in small buildings without the required and proper parking and we're looking at correcting that. Ten years of violations never righted to a legal use and this is our main source of aggravation in the Village with sanitation, garbage cans, cars parking on front yards, driving off and leaving mud-holes and it makes the Village look undesirable to attract new development. So, we're going to look into that and in some cases, we may consider an amnesty program where we allow owners to keep the dwellings but provide proper parking for their tenants in the back or something. These places are becoming spots for drug use and all types of things and it's a mess. So, we are going to take action by taking them to Court and consistent violations. There have been some cases where illegally converted buildings had to be converted back to its original use. We are going to get serious about cleaning up these issues, because it's a fire hazard, safety hazard and it's not good for our community.

**Resolution authorizing payment of the Village Bills in the amount of \$187,158.74**

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

**Resolution authorizing an Emergency Purchase in the amount of \$1,408.08 of a Transmitter from Grainger for the Sewer Department from app#G.8120.421 (Sanitary Sewers-Repairs/Maintenance). Current account balance is \$23,465.54 before expense**

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

**Resolution authorizing a 30-day Advance Notice Waiver for La Isla Lounge Bar Inc., located at 524 Broadway, in the Village of Monticello for their Liquor License application**

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

**Resolution amending Chapter A290 of the Village Code entitled, "Fee Schedule" to add a rate for Commercial Sanitation and Additional Containers being picked up 4x's per Week as attached**

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

**Resolution authorizing the Village Clerk to conduct the Tuesday, March 18, 2025 Special Election for the Village of Monticello and pay to be negotiated**

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

**Resolution authorizing the Village Clerk to Publish a Notice Designating the Office(s) to be filled and the term(s) thereof in accordance with Election Law §15-104(3)(a) before Monday, November 18, 2024**

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

**Resolution authorizing payment to Barton & Loguidice for the Bulk Storage Licensing for the Sewer Department in the amount of \$2,225.00 from app#G.1940.400 (Reserved Sewer Project). Current account balance is \$71,751.88 before expense**

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

**Resolution authorizing payment to North Jersey Pump & Controls, LLC in the amount of \$1,293.00 for repairs to the Racetrack Pump Station for the Sewer Department from app#G.8120.421 (Sanitary Sewers-Repairs/Maintenance). Current account balance is \$22,057.46 before expense**

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

**Resolution authorizing the return of the Village owned property located at 24 Lake Street to the Former Owner that was acquired by the Village of Monticello through Foreclosure Proceedings**

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

**Resolution setting a Public Hearing to Amend the section 236-7 of the Village Code, entitled, "Expiration and Transfer of Towing License" for Wednesday, November 20<sup>th</sup>, 2024 at 6:30pm**

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

**Resolution requiring a list of all Tow Calls and the creation of and maintenance of a log of calls made to be given to the Board**

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

**Resolution authorizing the adoption of a new “Application for Monticello Rental Permit” form**

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

**Executive Session**

A motion was made by Trustee Hutchins with a second by Trustee Jenkins to go into Executive Session at 7:20pm to discuss a Personnel matter. Upon the call of the roll, all were in favor.

A motion was made by Trustee Hutchins with a second by Trustee Barbarite to come out of Executive Session at 8:12pm. Upon the call of the roll, all were in favor.

**Resolution directing the Village Manager and the Police Chief to get the information together for the SCOFF Law and its regulations and present it to the Board for consideration.**

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

**Resolution authorizing Trustee Barbarite to contact Honest Website to see if they can do a presentation**

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

**Adjournment**

A motion was made by Trustee Hutchins with a second by Trustee Jenkins to close the meeting at 7:09pm. Upon the call of the roll, all present were in favor.

Submitted by:

---

Janine Gandy-McKinney, Village Clerk