

Board of Trustees Meeting Minutes

Village of Monticello

Wednesday August 20th, 2025

6:00 pm

Call Meeting to Order

The meeting was called to order at 6:07pm 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, Village 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 with the following amendments:

1. 2 add-on_resolutions for payments to Schmidt's:
 - a. Resolution authorizing payment to Schmidt's Wholesale Inc. in the amount of \$4,442.88 for the purchase of a Wall Bracket Installation Kit for the Water Department from app#F.8320.234 (Source of Supply-Generator Equip). Current account balance after purchase is \$57.12
 - b. Resolution authorizing payment to Schmidt's Wholesale Inc. in the amount of \$6,446.90 for the purchase of a Top Bolt/Bell Joint Plug Flip for the Water Department from app#F.8320.421 (Source of Supply-Repairs & Maint). Current account balance after purchase is \$3,793.50
2. Adding a Presentation from RUPCO to the agenda
3. Grouping all the resolutions for payments from #17-26 and the two add-ons into one

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

Motion to authorize all resolutions for payment from #17-26 and the 2 Add-Ons

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

Motion to approve the minutes from the July 17th and August 6th, 2025 Village Board meetings

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

Mayor's Comments

No Comments

Manager's Report

First, I would like to appoint Heather Russell to the Monticello Housing Authority for a 5-year term.

Our new pool and design Including a waiver has been approved by the health department the contractor that has been chosen and we're on the verge of breaking ground on our new pool. Which is scheduled to open for our next summer season. All water and Sewer lines, including pump stations labor and material will be provided by the Village as part of our incline service.

Our Dillon Pool and Splash Pad will conclude on Sunday the 31st the day before Labor Day, so far this season has been wonderful. Other than a couple of incidents. Our residents and children really enjoyed themselves, and I would like to thank the Board for its leadership and providing these services for our community. As you recall when we came in the Village, there was no Pavilion, no Pool, or Splash Pad. We finished the Pavilion, raised private funds to repair and open our pool, retrieved the grant, relocated the Splash Pad, and got the job done. I also ordered a new fountain for the pond. There are still electrical issues with the line going to the fountain, which will be corrected shortly.

We have chosen to pay the total outstanding New Wave bill, which has given us the option to discontinue with the company if we choose to, at this point we are researching our options and comparing pricing with other companies.

RUPCO-Strong Building-430 Broadway

Serra McDowall from RUPCO was present and gave a presentation regarding the HOPE VI grant funding available for the renovation of 430 Broadway aka the Strong Building to create affordable Housing on Broadway via the HOPE VI grant funds that are due to be dismissed on this Friday, 8/22/25 if there is no action taken by the Village. They are looking to remedy the parking that is not currently within 300ft of the proposed apartments by deeding the lots behind the old Key Bank and 430 Broadway for those specific tenants if things move forward.

Comments from the Board including the desire to see 430 Broadway in use for something because as of right now, it's a huge eye-sore in the Village and is not appealing. The major concern was in regard to the parking and the currents vacant lots being almost 600ft away, which is a complete violation of the Village Code. There were also comments made in regard to the upkeep and maintenance of the building and who would be responsible for that.

The Board agreed to move forward with having the Village Manager sign the draw-down proposal on the word that the two lots mentioned be deeded to those properties specifically in case a sale happens down the line and also to set a Public Hearing to Amend Parking Regulations in the B2 Zone.

Motion authorizing the Village Manager to sign the HOPE VI Budget Paperwork for the drawing down

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

Discussion-Proposed Local Law regarding No Parking on Broadway

Due to the new construction and renovation that Broadway is undergoing and for the fact that it is hard to track how long a car has been parked, the Board will be proposing a Local Law to Amend Chapter 252, "Vehicles & Traffic" section 19 to include "No Parking on either side of Broadway between the hours of 2am-6am. The Public Hearing date will be set for Wednesday, September 3rd, 2025 at 6:15pm.

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

Public Hearing-Proposed Local Law #12 to Amend section 181-4 of the Village Code entitled, "Village of Monticello DeHoyos Park Rules and Regulations. The Board is also looking to establish applicable Rental Fees for groups of 10 or more for the use of the Park and adding those adjusted fees of \$3.00 per person to Chapter A-290, entitled, "Fee Schedule" of the Village Code

The following Legal Notice was read into the minutes:

PLEASE TAKE NOTICE that the Village of Monticello be holding a Public Hearing on Wednesday, August 20th, 2025 at 6:00pm at Village Hall, 2 Pleasant Street, Monticello, New York 12701 to discuss the following:

Public Hearing for a Proposed Local Law #12 to Amend section 181-4 of the Village Code entitled, "Village of Monticello DeHoyos Park Rules and Regulations. The Board is also looking to establish applicable Rental Fees for groups of 12 or more for the use of the Park and adding those adjusted fees to Chapter A-290, entitled, "Fee Schedule" of the Village Code.

PLEASE TAKE FURTHER NOTICE that the economic 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.

Dated: Friday, August 15th, 2025

By Order of the Village Board of the
Village of Monticello, New York

Janine Gandy-McKinney, Village Clerk

The Public Hearing was opened at 6:35 by Trustee Hutchins with a second by Trustee Jenkins. 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 Davis with a second by Trustee Hutchins to close the Public Hearing at 6:36pm. Upon the call of the roll, all present were in favor.

Public Hearing-Proposed Local Law #13 to Amend Chapter 252, "Vehicles & Traffic" section 19 to include "No Parking from the Corner of Spring Street & Clinton Avenue by Summerville Field Tennis Courts to the Corner of Clinton Avenue & Richardson Avenue"

The following Legal Notice was read into the minutes:

PLEASE TAKE NOTICE that the Village of Monticello be holding a Public Hearing on Wednesday, July 16th, 2025 at 6:15pm at Village Hall, 2 Pleasant Street, Monticello, New York 12701 to discuss the following:

Public Hearing for a Proposed Local Law #13 to Amend Chapter 252, "Vehicles & Traffic" section 19 to include "No Parking from the Corner of Spring Street & Clinton Avenue by Summerville Field Tennis Courts to the Corner of Clinton Avenue & Richardson Avenue"

PLEASE TAKE FURTHER NOTICE that the economic 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.

Dated: Friday, August 15th, 2025

By Order of the Village Board of the
Village of Monticello, New York

Janine Gandy-McKinney, Village Clerk

The Public Hearing was opened at 6:36 by Trustee Hutchins with a second by Trustee Jenkins. 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.

The Board made everyone aware that since the School District has made improvements to the Summerville Field, with new basketball courts and a pickle ball court, there can now be no parking along the aforementioned area in this Public Hearing notice. It has now become a safety issue due to the activities that will be taking place there. Everyone is encouraged to park at the top of the field and walk down.

A motion was made by Trustee Hutchins with a second by Trustee Jenkins to close the Public Hearing at 6:38pm. Upon the call of the roll, all present were in favor.

Resolution adopting Local Law #12 to Amending section 181-4 of the Village Code entitled, "Village of Monticello DeHoyos Park Rules and Regulations. The Board is also looking to establish

applicable Rental Fees for groups of 10 or more for the use of the Park and adding those adjusted fees of \$3.00 per person to Chapter A-290, entitled, "Fee Schedule" of the Village Code

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

Resolution adopting Local Law #13 to Amend Chapter 252, "Vehicles & Traffic" section 19 to include "No Parking from the Corner of Spring Street & Clinton Avenue by Summerville Field Tennis Courts to the Corner of Clinton Avenue & Richardson Avenue"

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 trip of 55 youth to Dorney Park & Wildwater Kingdom in Allentown Pennsylvania sponsored by the Village of Monticello on Saturday, September 13th, 2025 and authorizes the Mayor and/or Manager to sign any and all necessary paperwork

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

Resolution authorizing the Manager to sign the Contract with Blue Harmony Pools LLC in the amount of \$565,000.00 for the new DeHoyos Park Pool according to the Village Specifications as requested

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

Resolution setting a Public Hearing date for Proposed Local Law#14 of 2025-Amendig Chapter 280-Zoning section 19 entitled, "Signs and Billboards" to shorten the length of time temporary signs can be distributed throughout the Village for Wednesday, September 3rd, 2025 at 6:00pm

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

Resolution authorizing payment for the Village bills in the amount of \$475,521.57

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

Resolution authorizing payment to New Wave Energy in the amount of \$338,866.07 for bills incurred by the Village from the various funds, General Fund, \$57,025.40, Sanitation Fund \$26.79, Sewer, \$179,991.60, Water, \$101,822.82

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

Resolution authorizing payment to Hawkins Delafield & Wood LLP for work completed on the \$116,00.00 Bond Anticipation Note for Various Purposes in the amount of \$3,566.26 from app#F.8310.414(Water Professional Fees)

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

Resolution authorizing the Village Treasurer to make a deposit in the amount of \$200.00 from app#A.7140.451(Recreation/Playgrd..Youth Activities) to Frank Martz Coach Company to take 55 youth to Dorney Park & Wildwater Kingdom in Allentown, PA

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

Resolution authorizing a \$5,000.00 refundable Performance Bond for all events taking place in the Village of Monticello and adding this fee to the Village Code, chapter A290

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

Resolution authorizing the return of a 2(two) Bond payments in the amount of \$15,000.00 each from Quality Equities for work completed on 10 Fisk Avenue & 48 Hammond St, app#'s T.0033.728 and T.0033.729. balance in each account is \$15,000.00

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

Resolution authorizing accepting the Quote and authorizing the purchase of a 2023 Dodge Durango (WDEE75) Pursuit AWD Truck in the amount of \$39,995.00 off State Bid from Nielsen of Morristown for the Police Department from app#A.9785.600(Installment Purchase -Principal)

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

Resolution authorizing payment to AG Environmental, RCS, LLC aka Sullivan County Labs(sole source provider) for testing for the Water Department in the amount of \$1,005.00 from app#F.8320.482(Source of Supply-Testing). Balance left in 24/25 budget \$2,071.00

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

Resolution authorizing payment to Central Square Technologies in the amount of \$7,605.00 for the Police Departments new Impact Server from app#A.3120.204(Police- Mobil Data Terminals) balance after purchase \$0.00 and app#A.3120.421(Police-Repairs/Maintenance), balance after expense is \$473.40

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

Resolution authorizing payment to Steven C. Kasarda Esq. in the amount of \$1,150.00 from app#A.1420.404(Attorney Litigation) for the settlement of one of the PERB hearings. To be paid out of the 25/26 budget

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

Resolution authorizing payment to Peak Power Systems for the Testing of the Generators for the Sewer Department in the amount of \$6,046.75 from app#G.1940.400(USDA Reserved Sewer Project) to be paid out of the 25/26 budget

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

Resolution authorizing payment to Schmidt's Wholesale Inc. in the amount of \$4,442.88 for the purchase of a Wall Bracket Installation Kit for the Water Department from app#F.8320.234 (Source of Supply-Generator Equip). Current account balance after purchase is \$57.12

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

Resolution authorizing payment to Schmidt's Wholesale Inc. in the amount of \$6,446.90 for the purchase of a Top Bolt/Bell Joint Plug Flip for the Water Department from app#F.8320.421 (Source of Supply-Repairs & Maint). Current account balance after purchase is \$3,793.50

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

Executive Session

A motion was made by Trustee Hutchins with a second by Trustee Barbarite to go into Executive Session at 7:10pm to discuss a Litigation matter. Upon the call of the roll, all present were in favor.

A motion was made by Trustee Hutchins with a second by Trustee Davis to come out of Executive Session at 7:37pm. Upon the call of the roll, all present were in favor.

The Board made the following resolution and motion:

WHEREAS, within the last 30 days the District Attorney in Sullivan County has taken over the authority for enforcing Code Violations as notice by the Village Building Department as well as other matters before the Village Justice Court;

WHEREAS, the Village Board has concerns that his action deprives it of the ability to properly enforce both zoning laws, building code violations, vehicle, and traffic infractions;

NOW THEREFORE BE IT RESOLVED that the Board authorizes Special Counsel to take whatever steps he deems appropriate to raise with the appropriate authorities in any Court the arrogation of authority, by the District Attorney of the role formerly played by Special Counsel and the Village Attorney.

This Resolution shall take place effective immediately.

Notes for the record:

It has been brought to our attention for a matter of history that a number of violations from the Building Department require enforcement and have been dismissed in an arbitrary manner or happened to be dismissed in an arbitrary manner by the District Attorney, which undercuts our enforcement efforts.

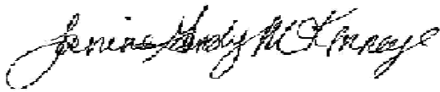
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It has also been brought to the Boards attention that parking tickets written by one of our Constables will be summarily dismissed on the ground that the District Attorney has issues with the appointment of the Constable which is not his business, it's the business of the Board, Manager & Police Chief and this is a trespass on the authority and autonomy of this Village Board, which the Board is concerned and wishes to respond to.

Adjournment

A motion was made by Trustee Hutchins with a second by Trustee Jenkins to close the meeting at 7:45pm. 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