

Minutes
Special Meeting of the Village Board of Trustees
October 6, 2016

Present: Mayor James Dunham

Trustees: Richard Phillips
Dale Leiser
Robert Puckett
Robert Baumeister

Also attending: Robert Fitzsimmons, Village Attorney; Susan Patterson; Mark Browne; Bill Mancini; Bernadette Powis; Glenn Smith; Kim Gray.

Mayor Dunham opened the special meeting at 7:00 pm.

COMPREHENSIVE PLAN UPDATE

The Planning Board and Comprehensive Plan Committee submitted a final draft of an Updated Comprehensive Plan to the Village Board for review. The Village Board needs to refer the Updated Comprehensive Plan to the Columbia County Planning Board for review. The Columbia County Planning Board has 30 days to consider and submit any recommendations. Their next meeting is scheduled for November 15, 2016. The village will need to wait 30 days for the County Planning Board's recommendations before the Village Board's adoption. The Village Board may be able to hold the public hearing before the December 2016 regular monthly meeting.

UNPAID BILLS-WATER, SEWER, PROPERTY TAXES

At the village's September village board meeting a list of unpaid water, sewer and property taxes were submitted to the village board for review. The village board requested the village attorney attend a special meeting for the village board to discuss options to receive payment.

Water Bills-The village code states that the Village Board can shut unpaid water users off after 45 days after presentation of the bill and written notice. The board may choose to have any unpaid bills added to the village tax bills in May. If a bank or mortgage company pays the village taxes they would then be paying the water bill. The village board agreed to enforce the shut off of 45 days after the October due date to have all unpaid water bills shut off. An updated list will be given to the village board and a motion will be made at the 45 day period.

Unpaid Village Tax Bills-Attorney Fitzsimmons explained the village could place a lien on the property for unpaid taxes. Property taxes unpaid after 32 months can be filed with the county and the list of delinquent taxes can be posted. The village could choose to foreclose on a property for unpaid taxes. The resident would receive a letter from the village attorney's office informing them to pay their taxes in a certain amount of time. The letter will need to be sent by Registered and Certified mail notifying the resident of foreclosure proceedings. An application to the court and a title search on the property would need to be done.

The village could piggyback onto the County's foreclosure process. Most likely if a resident has not paid their village taxes they have not paid their Town and County taxes. The County office

informs the village of their foreclosures for properties in the village. The village can give the county a list of what is owed to the village to be added.

BATHROOM CHANGE ORDER

Change Order #4-During the construction of the first floor bathrooms the contractor found the sill plate along the outside wall was rotted. He is proposing a change order to replace the sill for \$500.00. A motion made by Trustee Puckett to approve change order #4 to have Wolf-Mueller Construction replace the sill for \$500.00; seconded by Trustee Phillips. All voted "aye".

PROCUREMENT POLICY-APPROVAL OF MINOR CHANGE ORDERS

Mayor Dunham would like the village board to consider adding minor change orders of a project by the project manager to the village's procurement policy. He would like to propose the change orders of 2% - 5% of the contracts amount may be approved by the project manager if the scope of the project does not change. The village board discussed at the beginning of each project a resolution could be made to allow the project manager to make decisions in order to keep the project moving. Mayor Dunham will draft something for the village board to review.

ZONING-SOLAR PANELS

Mayor Dunham explained several towns are adopting moratoriums on solar farming. Farms or land owners may rent their land to a company to install solar panels for the selling of electricity to an outside user. Mr. Fitzsimmons noted the village should not need to have a moratorium. Solar Farming in the village is not permitted under the village zoning... it is not listed in the village use table. Solar farm for commercial energy production is not listed. A farm having solar panels for personal use can be approved but a farm having solar panels to sell for commercial use is not permitted.

Solar farming is not an individual who would request to place solar panels on their roof or free standing on their land for personal use. The village board is not against solar panels for personal use.

TRAFFIC CALMING STUDY

Mayor Dunham was ready to sign the contract with the approval of the village insurance carrier and village attorney. The village insurance carrier noticed a clause in the contract that limits the Consultant's liability to the value of the study of \$10,000. Attorney Fitzsimons advised Mayor Dunham for the WSP Parsons Brinckerhoff to remove the clause in the contract. He noted municipalities are exempt from suits in their governmental functions. A motion made by Trustee Leiser noted if the company removes the limits they provided in the contract Mayor Dunham has the approval to sign the contract to move forward; seconded by Trustee Puckett. All voted "aye".

VILLAGE HALL PROJECTS

Trooper's entrance-Quotes were requested for the replacement of the trooper's entrance and the decorative piece above the second floor entrance.

2nd floor ceiling and walls-Mike Urbaitis and Ron Pinkowski Jr. will meet with Mayor Dunham Monday morning to review the project. Glenn Smith is requesting NYS worker's comp from each of the contractors before they start working.

WEEKEND WATER READS AT PUMPHOUSE

As of the end of October 2016 Jack Taylor's water license will expire. Jack completed the pumphouse water readings on the weekends. David Booth, Robert Meehan and Ray Lauster have their water license also. If the village DPW works the weekend the village will need to pay overtime rates to Dave and Rob. Trustee Phillips noted the village pays for Ray to attend school for his water license we should allow him to do the water on the weekends. If for some reason he is unable to do the water reading he can contact Trustee Leiser to call Dave or Rob. The garbage in the village square, checking the bathrooms at the playground and the garbage at the playgrounds are to be done also during the one hour they receive on the weekend.

DPW GARAGE

Update-The village received the change order from Ray Jurkowski on the DPW Garage previously approved. The change order is a savings of \$4,328 for the following changes: no gutters no push plate doors, no tiles in bathroom and returning of unused insulation. An addition to add snow birds to be installed by village employees.

The elevation of the garage is 6' higher than the ground. The village will need to black top 8 to 10 feet of a ramp to meet the garage. Mayor Dunham will receive a quote to have the black top completed. DPW from Austerlitz will mill out the existing black top before the ramp is poured. Glenn Smith stated the engineer should have caught this and should be billed back to the engineer.

Halloween Festivities-Trustee Baumeister invited the village board to attend the Halloween festivities on Sunday, October 30th at 2:00pm to judge the annual costume contest. Trustee Phillips, Trustee Baumeister and Trustee Puckett are available to attend.

A motion made by Trustee Puckett to adjourn at 7:56 pm; seconded by Trustee Leiser. All voted "aye".

Respectfully submitted,

Nicole H. Heeder
Village Clerk