

Regular Board Meeting

October 6, 2008

7:00p.m.

Present - Mayor Donna Kelley, Trustees Bonnie Howell,
Philip Gillemot, Phil Joe Smith.

Absent - Trustee Linda Brown.

Also present - Clerk-Treasurer Suzanne Casselberry, Mike & Christina
Hughey.

Mayor Kelley called the meeting to order at 7:00p.m.

Mayor Kelley called for the Pledge of Allegiance.

The minutes of the September 15, 2008 regular board meeting were presented. Trustee Gillemot noted the minutes should state the correct name of the Montour Falls Improvement Association not the Montour Falls Business Association.

Trustee Smith offered a resolution, seconded by Trustee Howell to approve the minutes of the September 15, 2008 regular board meeting with correction noted by Trustee Gillemot. AYES: Trustee Gillemot, Trustee Smith, Trustee Howell. NOES: None. Resolution carried.

Jody Saunders of 405 West Main Street was present with her tenants to explain both their parking problem and blocked access to their property during Main Street events. Jody noted that once the rehabilitation of the Montour House gets underway, the rear driveway to Montour House parking lot will be blocked and they will no longer have use of the parking lot. Presently there is a two-hour limit on West Main Street parking. She commented that the parking restriction is based on the business district and is unlike the residential neighborhood of East Main Street. She inquired if the board would reconsider the parking restriction with exception of winter weather. Jody also commented that during Main Street events when the street is blocked off, they do not have access to their property when returning from work and have previously used the Montour House rear driveway that will no longer be an option. Board will research and discuss the concerns presented.

Harold Brown, marina manager was present along with Richard Rockwell, a boater and camper who has been assisting the Brown's with managerial tasks. "Brownie" reviewed with the board the number of activities for boaters and campers that took place at the marina facility over this past summer. Brownie noted there were 13 new campers who participated with the activities. Brownie commended Mike Hughey and the village work force for attending to all concerns both large and small throughout the season in a courteous and expedient manner.

Relating to the transfer of ownership of the library building, Clayton Snow was present to review with the board the list of repair items to the library building/property. He indicated that he is capable of completing most of the tasks however if it becomes necessary to have these completed within a time frame, he would not be available. He will work to provide an estimate for each of the items and added that it may be possible to tackle the more important tasks in the upcoming weeks. The list includes:

- 1) reposition/place attic insulation
- 2) divert water from between the library and village hall buildings that he believes is the cause of the crack in the west wall
- 3) jackhammer front porch landing and replace concrete
- 4) install programmable thermostats
- 5) re-mortar and replace fallen bricks
- 6) install permanent cap on fireplace-west side
- 7) floor joist repairs

- 8) continue to shore up floor with 6" steel beams similar to those existing on east side(will need help)
- 9) bat proof by installing screen in attic vents
- 10)repoint bricks
- 11)patch of plaster walls/ceiling interior
- 12)install door on back ramp
- 13)modify basement doors
- 14)electrical work
- 15)energy audit- (must be hired out)
- 16)investigate power supply to library(generator back feed)

Attorney Halpin presented the board with an updated development agreement recalling that the board had previously approved the document however he pointed out minor changes to the agreement made to date. He believes the document is ready for signature.

Board discussed the County Water District. Mayor Kelley indicated she would request Hunt Engineers attend the next meeting to review the report if the board felt it would be helpful. Trustee Howell commented she has questions relating to funding and rates that she does not believe the engineer can be answer. Board members agreed that they wish to continue to look into a water district however is not in agreement to signing on at this point. Board members also understood that the proposal must have the Village of Watkins Glen commitment to proceed.

Mayor Kelley advised the board of the change orders that have been or will be submitted on the marina project. Change order #1 with Climate Control contract is for modification to dryer vent for \$1317.00. Change Order #2 on Climate Control contract is to enclose interior refrigerant and condensate lines in office for \$451.00. Changer Order #3 with McPhearson to convert deadbolts on bathhouse, shower and laundry room to self-lock doors, key entry only a maximum amount of \$952.00.

Trustee Smith offered a resolution seconded by Trustee Howell to approve Change Order #1, #2 with Climate Control increasing contract by \$1,768.00 and Change Order #3 with McPhearson Builders increasing contract by \$952.00. AYES: Trustee Smith, Trustee Howell, Trustee Gillemot. NOES: None. Resolution carried.

Mayor Kelley noted the project sign for the marina improvement project does not comply with NYS Canal Corporation specifications and a new sign must be purchased for \$200.00.

Trustee Howell offered a resolution, seconded by Trustee Smith to approve the purchase of a project sign directly from the NYS Canal Corporation for \$200.00. AYES: Trustee Smith, Trustee Howell, Trustee Gillemot. NOES: None. Resolution carried.

Trustee Smith offered a resolution, seconded by Trustee Howell to accept bids for the electrical materials for the marina improvement project on October 16, 2008 at 11:00a.m. AYES: Trustee Smith, Trustee Howell, Trustee Gillemot. NOES: None. Resolution carried.

Trustee Howell offered a resolution, seconded by Trustee Smith approving the 2009 fire contract amounts with Town of Dix for \$ 38,872.00 and Town of Montour for \$35,563.00. AYES: Trustee Howell, Trustee Smith, Trustee Gillemot. NOES: None. Resolution carried.

Trustee Smith offered a resolution, seconded by Trustee Howell to approve the marina improvement project budget as follows totaling \$1,100,000:

Attorney Fees	\$	5,000.00
Engineering	\$	150,000.00
General Contractor	\$	333,880.00
Plumbing Contractor	\$	89,400.00
HVAC Contractor	\$ \$	9,440.00
Electrical Contractor	\$	76,860.00
Material Testing	\$	11,000.00
Water Materials	\$	58,600.00
Sewer Piping Material	\$	11,550.00
Sewer Manholes/Frames	\$	9,500.00
Electrical	\$	50,000.00
Contingency	\$	20,000.00
Contractual	\$	274,770.00
Total Authorized		\$1,100,000.00

Funding Sources

NYS Canal Corp	\$	225,000.00
NYS Dept of State	\$	50,000.00
Bonding	\$	675,000.00
Transfer from General		
Fund-marina revenues	\$	150,000.00

AYES: Trustee Howell, Trustee Smith, Trustee Gillemot. NOES: None. Resolution carried.

Trustee Smith offered a resolution seconded by Trustee Howell authorizing the closing of West Main Street between Owego and Genesee Street on Saturday, October 11 from 8:00am-10:30pm for the Fall Harvest Festival. AYES: Trustee Howell, Trustee Smith, Trustee Gillemot. NOES: None. Resolution carried.

Trustee Smith offered a resolution, seconded by Trustee Howell to waive the Open Container Law on West Main Street on Saturday October 11, 2008 between the hours of 1:00p.m-8:00p.m. for the Fall Harvest Festival. AYES: Trustee Howell, Trustee Smith, Trustee Gillemot. NOES: None. Resolution carried.

Board members discussed the use of village work forces to assist with clean up Main Street at the conclusion of the Fall Harvest Festival.

Trustee Howell offered a resolution, seconded by Trustee Smith to approve the payment of two village employees to assist with the clean up of Main Street after the October 11 festival providing there are willing employees and resolved that the festival committee will be advised this expenditure will not be approved next year. AYES: Trustee Howell, Trustee Smith, Trustee Gillemot. NOES: None. Resolution carried.

Clerk noted that the Comprehensive/Zoning Update project was completed under budget and received full funding from the NYS Department of State.

Trustee Smith offered a resolution, seconded by Trustee Howell to refund to each the Town of Montour and the Village of Montour Falls \$482.80, representing a reduction in the local share. AYES: Trustee Howell, Trustee Smith, Trustee Gillemot. NOES: None. Resolution carried.

Trustee Smith offered a resolution, seconded by Trustee Howell to reimburse the Montour Falls Memorial Library \$182.58 for the August service call made by Verizon to investigate the library fire alarm malfunction. AYES: Trustee Howell, Trustee Smith, Trustee Gillemot. NOES: None. Resolution carried.

Two bids were received for tree removal and are as follows:

Marina Trees:	David Gee	\$1200.00
	Renko Tree Service	\$4825.00
10 Village Trees:	David Gee	\$2900.00
	Renko Tree Service	\$6650.00

Trustee Smith offered a resolution, seconded by Trustee Howell to accept the bid from David Gee, for a total amount of \$4,100.00 providing the insurance is adequate. AYES: Trustee Howell, Trustee Smith, Trustee Gillemot. NOES: None. Resolution carried.

Board members reviewed the Draft Generic Environmental Impact Statement for the Comprehensive Plan and the Zoning Law. As stated, the action will have no negative environmental impact. A public hearing was scheduled for Monday, November 17th at 7:30p.m.

Mayor Kelley noted the Main Street grant program application anchor project budget is \$300,000 and \$100,000-\$150,000 will be requested for Main Street. Mayor noted that the library building might qualify. The Main Street funds may be used for modest second floor apartments over businesses and facade improvements. An open meeting will be held for interested businesses on Thursday, October 8th between 5:30-6:30p.m.

Mayor Kelley advised the board she has authorized the termination of the Falls Park electric in order to begin prep work on the project that includes removal of light pole/flagpole/meter pole and tree removal. Mayor Kelley stated there are no further plans to proceed beyond this work.

Mayor Kelley also noted that no paving would be completed on Owego Street before installation of water lines is completed.

Mayor Kelley reported the fire department has agreed to withstand the cost of installing new fencing at the carnival grounds if the village purchases the material. Trustee Howell suggested the material should not be ordered until a firm commitment for installation is given the village.

Mayor Kelley reported Hunt Engineers reviewed and have responded to the sewer design submitted by William Frandsen for the Raymond Street Family Housing. A copy of their comments has been sent to Mr. Frandsen.

Trustee Smith offered a resolution, seconded by Trustee Howell authorizing a budget amendment in the water fund using \$4,098.73 of unappropriated fund balance and to establish F8340.415 for Raymond Street waterline replacement. AYES: Trustee Howell, Trustee Smith, Trustee Gillemot. NOES: None. Resolution carried.

Trustee Howell noted that Watkins Glen Promotions is considering only one Nascar event for 2009 to take place on Friday night Aug 7th in Montour Falls. Trustee Howell also noted a chairperson is needed for this event. Next meeting November 6 at 5:30p.m., in the Village Hall, Montour Falls.

Trustee Gillemot suggested that Attorney Halpin be consulted regarding the separation of the Library building from the Village ownership considering the 6 month extension is scheduled to expire in November.

Trustee Smith reported the landfill commission is considering the possibility of a municipal owned hauler to transport leachate from the landfill site.

Trustee Smith also noted that use of Watkins Glen electric department lift truck would require certification for operating. Mayor Kelley suggested that a policy would need to be created for hanging banners to cover the expense of lift truck.

Mayor Kelley reported having met with Greg Mathews, John Raplee, Mike Hughey relative to job description for John Raplee and it was again suggested an employee be trained as a Wastewater Treatment Plant backup operator.

Mayor Kelley read a letter of resignation from Linda Brown as Village Trustee effective immediately. Resignation accepted. Mayor Kelley indicated she would be appointing Sharon Wiedemer effective November 3rd to fill the vacancy through March 31, 2009 when the term expires.

Mayor Kelley reported she has written to NYS Parks & Recreation regarding the safety/emergency access for Catharine Valley Trail.

Mayor Kelley advised the board she has sent a thank you to Schuyler ARC for placing of the flowerpots on the welcome sign entering the village.

Trustee Howell offered a resolution, seconded by Trustee Gillemot upon recommendation of marina manager and in consideration of a sunken board, authorized \$100.00 of the monthly dock rent paid by Mike Marcoccia be applied toward the 2009 dock deposit fee. AYES: Trustee Howell, Trustee Gillemot, Trustee Smith. NOES: None. Resolution carried.

Mayor Kelley advised the board she has been approached by an insurance agent who is interested in quoting insurance coverage for the Village. Board agreed that the coverage should be reviewed before accepting proposals and suggested a third party consultant be hired to assist the Village with the review of both current policies and proposals for renewals.

Trustee Howell offered a resolution, seconded by Trustee Smith authorizing the payment of bills on General Abstract \$21,475.59 Water Abstract \$8,106.65, Sewer Abstract \$4,176.07, Capital Projects Marina Improvement \$204,629.02. AYES: Trustee Smith, Trustee Howell, Trustee Gillemot. NOES: None. Resolution carried.

Trustee Smith offered a motion, seconded by Trustee Howell to adjourn the meeting at 9:10p.m. Carried unanimously.

Respectfully submitted,

Suzanne Casselberry, Clerk-Treasurer

