

WORKSHOP MEETING
JANUARY 18, 2017

Board Members Present: Mayor Richard Frost
Trustee Carol Horlacher
Trustee Gary Planty
Trustee Bryan Woleben
Trustee Craig Miller

Present: Sonia Luszczak, Village Clerk/Treasurer
Peter Clark, Village Attorney
Alan Gustafson, Code Enforcement Officer

Mayor Richard Frost opened the workshop with the pledge to the flag at 7:00 pm.

Mayor Frost introduced new business:

Resolution 03-2017 Trustee Carol Horlacher as Accredited Delegate at MEUA Special Meeting

RESOLUTION #03-2017

**TRUSTEE CAROL HORLACHER AS THE ACREDITED DELEGATE OF THE
VILLAGE OF BROCTON, NEW YORK MAY CAST ONE VOTE ON EACH
TRANACTION PROPERLY BROUGHT BEFORE THIS MEETING**

At a meeting of the Board of Trustees of the Village of Brocton, New York, held on Wednesday, January 18, 2017, the following resolution was adopted:

WHEREAS, the Board of Trustees of the Village of Brocton, New York, is a municipal member of the Municipal Electric Utilities Association of New York State, and

WHEREAS, the Special Meeting of the Municipal Electric Utilities Association of New York State has been called on January 25, 2017 to be held at the Embassy Suites Hotel, 6646 Old Collamer Rd., East Syracuse, New York, 13057 and,

WHEREAS, in accordance with the bylaws of the Municipal Electric Utilities Association of New York State, each municipal member may cast one vote on each transaction properly brought before this meeting,

NOW THEREFORE BE IT RESOLVED, that Trustee Carol Horlacher be and is hereby designated as the accredited delegate of the Village of Brocton, New York.

Resolution introduced by Trustee Gary Planty, seconded by Craig Miller with roll call vote as follows:

Trustee Carol Horlacher	<u> AYE </u>
Trustee Gary Planty	<u> AYE </u>
Trustee Craig Miller	<u> AYE </u>
Trustee Bryan Woleben	<u> AYE </u>
Mayor Richard Frost	<u> AYE </u>

Dated: January 18, 2017

Sonia Luszcak
Village Clerk/Treasurer

I certify that this resolution was adopted by the Board of Trustees of the Village of Brocton, New York on the 18th day of January, 2017.

Village Clerk/Treasurer

Trustee Carol Horlacher noted that Brian Thompson from Westfield will be coming on Friday morning January 20th at 9:00 a.m. to go over our billing system and to where we will need to add the additional charges that were adopted by Governor Mario Cuomo.

Mayor Frost then addressed the Board on an open discussion regarding goals that needed to be implemented in the next year.

The list of issues was noted –

10 East Main Street

Bailey Building and the holes in the roof that must be fixed

Wood's Repair – Junk Vehicles

Reservoir will need to be closed sometime this year

Clean up behind the stores downtown

Shared services with the Town of Portland and Village of Brocton

Vince Kane's Building on Highland Avenue

On 10 East Main Street – to tear the building down the Village does not have the funds to do that now. Peter Clark stated that he spoke to Elma Brown @ Clinton Brown Company Architecture regarding the Technical Assistance Grant that the Village currently was approved for to find out that it does not include this building. The Village would need to come up with \$7,500.00 to allow Clinton Brown Company Architecture to prepare a report with options for redevelopment of 10 E. Main property. The only other way is to put out a proposal to tear down the building, go to bid and then tear it down. Trustee Carol Horlacher stated that she had spoken to Gina Paradis @ the Land Bank. The most cost effective way to tear the building down would be to condemn the buildings and tear them down. Mayor

Frost stated the first scenario was that he had received a cost of \$90,000. to tear down the building, another \$110,000. to shore up the wall at Cave's and another \$10,000. to build stairs up to the second floor over Cave's for an estimated cost of \$210,000. to complete the task. Second scenario was that we set up a meeting with Mr. and Mrs. Cave. The last time that Mayor Frost spoke with Mr. Cave he was willing to sell the building for \$70,000. The Village would then buy the building and there would be no cost to tear building down with the Land Bank doing the demolition. These are the two scenarios. Mayor Frost stated that we would then go to the IDA asking them to build in the spot and either lease or sell the building to businesses that would be interested. Mayor Frost presented to the Board information that he read in the NYCOM handbook regarding "Proper Public Purpose" that states the Village could purchase the building. Mayor Frost said that we could fund this from the Timber Money and be done with it. After further discussion, Attorney Peter Clark will contact the Land Bank regarding the plan to see if they would help the Village demolish the buildings. Once he has had the discussion and learn what they are willing to do, Peter will contact the Mayor with their decision. After further discussion, the Board and Mayor will await hearing from our Attorney as to the next step. The second major concern was the Bailey building. It was discovered that Peggy Munson is holding the mortgage, Thomas Willebrandt owns the building and David Hall is the tenant. The Village has an appearance ticket to serve tomorrow for the repair to the roof of the building. The Mayor stated that we do not want to get into another situation of 10 East Main Street. There is also a concern for the Vince Kane building as well due to the deterioration of the building. The Code Enforcement Officer also has an appearance ticket for Mr. Kane as well. We also are sending appearance tickets to Ed Wood regarding the junk vehicles located at his place of business. There was a discussion regarding another business on the corner of Old Mill Road and what constitutes a junk yard. Alan stated that he would check into the business and the issues that were brought up. The Mayor brought up to the Code Enforcement Office that the Village needs to get tougher on our rules and regulations to help clean up the Village.

Alan Gustafson, Code Enforcement Officer presented to the Board and Mayor the top 11 properties that he currently is working on within the Village. 10-14 East Main Street, 2-8 East Main Street, 9 East Main Street, 4 Highland Avenue, 64 Peerless Street, 60 East Main Street, 19 Lake Avenue, 23 East Main Street, 61 Lake Avenue, 70 Kinney Street and 32 Fay Street. There are others that really need attention as well in the Village.

The Mayor spoke to the Board regarding meetings that he and Dan Schrantz, Town of Portland Supervisor have been having regarding shared services. Here are some of the issues that are being discussed. With the retirement of Tom Allen next year, possibly using this as an opportunity to share services with the Village and have the Town of Portland take over plowing our streets, using the DPW employees to still plow sidewalks and help the Town of Portland with plowing during the winter months if needed. The remainder of their time would be reading meters, fixing leaks, etc. The benefit for the Village would be the wages for the Superintendent will go away and the wages for the other two DPW employees would now be paid by the North Chautauqua Water District. It would be a huge savings to the Village. Trustee Bryan Woleben then asked who would supervise them? Mayor Frost stated that has not been decided yet. NY State will offer monies in grants for shared services with surrounding communities.

The last thing that the Mayor wanted to bring up with the Board was Eric Wies with Clark Patterson Lee has found a grant in the amount of \$7,570,500 - \$5,570,500 in 30-year interest free, and \$2,000,000

grant money. This money will be used to fund part of North County Water District to which they will pay for, as a bonus for us being the lead agency, NCWD will help the Village with decommissioning of the reservoir, possibly adding the additional water main project to West Avenue along with Central Avenue. Trustee Gary Planty and Mayor Frost gave a laundry list of items that could be considered to Eric Wies.

Trustee Craig Miller asked if the Board felt one meeting a month was sufficient? He did not feel that communication was being passed to each of the Trustees. After further discussion, it was decided that we would have a scheduled meeting and a workshop meeting. If there was Village business that needed to be conducted, we could always schedule a special meeting instead of a workshop.

Peter Clark, Village Attorney asked a question regarding the grant from Environmental Facilities Corporation the 2,000,000 and 5,000,000 there are forms that need to be completed. Peter believes that he should contact Municipal Solutions to discuss the proposal. Village Clerk, Sonia Luszczak explained that the Village had received a proposal from Municipal Solution to help with this project. Peter was going to review.

Mayor Frost stated that he will be meeting with Dan Schrantz and any of the Trustees that would like to join the meetings are welcome to attend. Trustee Gary Planty asked the Mayor to discuss accepting the Comprehensive Plan as the Village of Brocton's as well. There was discussion that the Village could move to the Town of Portland which would leave the Village Office open. The Mayor stated that NCWD would be looking for an office space to rent. These are the things that we must look at and it is time to change.

Trustee Gary Planty will stay on through the budgeting process and organizational meetings and at which time he will enter his resignation from the Board. He will not stay on until the November election. The Mayor would then appoint someone to finish his term. Trustee Planty also had several things that were still ongoing to cover. The Comprehensive Plan for the Town of Portland of adopting that as the Village plan, Village Board abolishing the Village Justice and sharing with the Town of Portland, as well as sharing the Code Enforcement Officer.

Trustee Bryan Woleben spoke in regards to the Fire Hall Recreation Center roof that was leaking. Raynor Construction went to review the roof and noted that there was water standing on the roof and thought it was from a clogged drain in the corner. Joe Majkowski stated that Raynor did not come back. Trustee Woleben will contact Joe about moving forward. There is also an issue with both boilers at the firehall. Ryan Hazelton did come and get it working, but it has quit again. Fire Chief, Phil Gerace received an estimate for around \$4,000.00. Mayor Frost once again stated that it would be important for both fire companies to combine.

Peter Clark, Village Attorney noted that the DEC Consent Order should be on the forefront of the Board's agenda. Possibly anyone that is in contact with Senator Kathy Young or Andrew Goodell may want to continue speaking to them. Mayor Frost said that the talk had taken place.

A motion to close the workshop was made by Trustee Carol Horlacher and second by Trustee Craig Miller at 8:07 pm. Vote was unanimous, motion carried.

Respectfully submitted by;

Sonia Luszcak
Village Clerk/Treasurer