

July 14, 2014

A regular meeting of the Village Board held on the above date was called to order at 7:00 p.m at the Village Hall, 1 West Main Street, Clifton Springs, NY 14432.

Presiding: Bill Hunter, Mayor

Board Members Present: Earl Lincoln, Melissa Kumkey, Jeff Linsner, Dan Blondell

Board Members Absent: None

Minutes: The minutes of the meeting of June 9, 2014 and June 30, 2014 were approved upon motion by Trustee Lincoln 2nd by Trustee Blondell. All members present voted AYE. Carried.

Vouchers: General, Water and Sewer Vouchers #54 through #145, and Broad Street Vouchers #0-#0 were approved for payment by Trustee Blondell 2nd by Trustee Kumkey. All members present voting AYE. Carried.

General Fund =	\$ 63,412.88
Water Fund =	\$ 12,922.70
Sewer Fund =	\$ 17,311.72
Broad Street =	\$ -0-

PRIVILEGE OF THE FLOOR TO PERSONS ATTENDING THIS MEETING

Roger Brandt, Spa Apartments PILOT

Mr. Roger Brandt, owner of Cornerstone Property, appeared before the Board to discuss the possible "Payment of Lieu of Taxes (PILOT) for the Spa Apartments, 11 East Main Street. Cornerstone Property has been in the process of possibly purchasing this building. See previous meeting minutes for previous discussion on a PILOT for this building.

Mr. Brandt appeared before the Board with a new PILOT agreement that would provide affordable housing to seniors, 62 and older, and persons who are handicapped and/or disabled regardless of age (subject to a cap of 10% of total units for handicapped and/or disabled persons who are less than 62 years old on a going forward basis with the acknowledgement that the current tenancy at the Spa Apartments facility exceeds this cap but that the new owner will abide by this cap as current tenants vacate the Spa Apartments facility). Discussion was held on this and on the letter from New York State Homes and Community Renewal dated July 7, 2014 that states "NYSHCD approves the designation as a senior development (62 and older) with 10% of the apartments for handicaps of any age."

Mr. Brandt stated that obtaining the above was not easy and was time consuming.

Discussion was held also on the use of the solarium and Mr. Brandt stated that the Spa Apartments intends to allow the community to use the solarium on a controlled basis.

After discussion motion was made by Trustee Blondell 2nd by Trustee Lincoln to support the Town of Manchester in proceeding with a PILOT for the Spa Apartments, with the new PILOT agreement providing affordable housing to seniors, 62 and older, and persons who are handicapped and/or disabled regardless of age (subject to a cap of 10% of total units for handicapped and/or disabled persons who are less than 62 years old on a going forward basis with the acknowledgement that the current tenancy at the Spa Apartments facility exceeds this cap but that the new owner will abide by this cap as current tenants vacate the Spa Apartments facility). All members present voting AYE. Carried.

Once executed, this agreement will be in place for 32 years.

Meeting of July 14, 2014 continued:

Fire Chief Will Slack

Fire Chief Will Slack appeared before the Board. Chief Slack discussed with the Board information that the Board members had received from Churchville Fire Equipment.

Discussion was also held on the new rescue pumper fire truck. The truck committee is hoping to go look at the truck around August 13, 2014. The Fire Department is hopeful the truck will arrive 30-45 days after they see the truck in August.

Discussion was held on a hose dryer. Chief Slack stated the dryer does not work properly, as it was not hooked up correctly. Trustee Lincoln suggested hooking it up correctly. Chief Slack explained that the department does not use the dryer because they choose not to use it. There is no timer on it and the dryer is wired backwards. The department would like to scrap it or sell it. The Board agreed that if the department does not have a use for this it can be sold as surplus equipment, for a minimum bid of \$300. Should the department not receive any bids, then the department can scrap the hose dryer. Discussion was also held on approximately 700 feet of fire hose that did not pass testing. The Board agreed that the hose can also be sold as surplus equipment, and if no one bids on the hose, it can be properly disposed of.

CORRESPONDENCES

Spa Apartments PILOT with Cornerstone Property

Copies of the PILOT, and resolutions regarding the Spa Apartments. The Town of Manchester passed these documents, contingent upon acceptance by the Village of Clifton Springs, the Town Attorney, and further documentation from Housing Authority that this is acceptable to them.

Reviewed and approved under privilege of the floor.

G.W. Lisk – highway permit

Copy of a proposed highway permit, from Bob Raeman, prepared by Attorney Jeff Graff. This is to allow G.W. Lisk to cross the electric over from one side of Pearl Street to the other side of Pearl Street.

Reviewed. Motion was made by Trustee Linsner 2nd by Trustee Blondell to authorize Supervisor Lannon to sign the highway permit. All members present voting AYE. Carried.

Kevin Blair – successfully completed Activated Sludge course

Copy of Kevin Blair, Certificate of Completion, for Activated Sludge.

The Board is very proud of Mr. Blair. The Village will now work with Mr. Blair in assisting him to sit for the state certification for his sewer license.

Clifton Springs Hospital – violation of discharge permit

Copy of the letter Eric Merkley sent to Clifton Springs Hospital, as they were in violation of their discharge permit. The hospital was over in BOD, Molybdenum and Zinc.

Clifton Springs Hospital – response to violation letter

Response from Clifton Springs Hospital to the above.

Reviewed. The hospital has begun to discontinue chemicals that have molybdenum in them (used in the cooling tower), the kitchen is also making some changes and Rochester General will assist to identify other opportunities to improve the quality of the sewer discharge as well as identify potential sources of BOD and zinc.

Delpriore – 4 Highland – water line

Copy of the letter Trustee Blondell drafted and sent to Nicky and Dan Delpriore, 4 Highland Place, regarding the water line.

Reviewed.

Meeting of July 14, 2014 continued:

Planning Board minutes 7-2-14

Copy of the Planning Board meeting minutes from their meeting on July 2, 2014.

Reviewed. The Planning Board is working on the approval of signs for TOPS, at 3 Clifton Plaza.

Legal Notice for ZBA

Copy of the legal notice for the ZBA meeting for July 21, 2014.

Reviewed. This is for the public hearing for TOPS signs, at 3 Clifton Plaza.

Fire Department – emergency escape systems

Letter from NYS Department of Labor, regarding emergency escape systems.

Chief Slack informed the Board that the department is working on being in compliance. Chief Slack stated that seventeen emergency escape systems have been purchased. The department will be having five members trained to teach the other members of the department how to use the systems.

Blue Cross asking for premium increase

Letter from Blue Cross indicated they are asking for an increase in premium rates of almost 17%.

Reviewed. Mayor Hunter asked Trustee Blondell to look into the New York Public Health Insurance program.

Meals on Wheels looking for volunteers

E-mail from Brenda Abel, asking the Village to spread the word that Meals on Wheels program is looking for volunteers.

Reviewed. The Board members will let residents in the community know about this need.

Spa Apartments PILOT

Letter from HYS Homes and Community Renewal that states they accept the designation of the Spa Apartments as senior development (62 years and older) with 10% of the apartments for handicaps of any age.

Reviewed under privilege of the floor.

STREET DEPARTMENT: Trustee Kumkey reported the following:

Sidewalk

The crew is busy installing sidewalk on Foster Avenue, Pleasant Street and will connect a section from Teft Avenue to Sherman Street.

POLICE DEPARTMENT: Trustee Lincoln had the police schedule for the month of August.

PARK – YOUTH DEPARTMENT: Trustee Lincoln reported that the cameras are working and the internet has been installed at the Village Park (internet for camera use).

WATER DEPARTMENT: Trustee Blondell reported the following:

Meeting held with Supervisor Lannon

Trustee Blondell and Trustee Kumkey met with Street Supervisor Jason Lannon to discuss the water department. Discussion was held on long term and short term projects.

Meeting of July 14, 2014 continued:

Telemetry system

Recently water funds had to be spent on the telemetry system at the tanks, as the system was not working properly.

Water meters

Discussion was held on radio read water meters because badger water meters are hard to obtain. Mayor Hunter stated he is very concerned about the cost of radio read meters, particularly because our current system involving reading of meters and completing water billing is not labor intensive.

Kendall Street – water break

Discussion was held on a recent water break on Kendall Street. There was a serious break in water main. No decision has been made on what infrastructure to replace next, but the Village will look seriously at part of Kendall Street or part of Stephens Street. This will probably not happen for at least a couple years, as funds need to be saved for this work.

Water fund to help with cost of equipment purchases and repairs

Discussion was held with Trustee Kumkey, Trustee Blondell and Supervisor Lannon to provide arrangement for the water fund to contribute toward equipment purchases and repairs. All parties agreed that the water department would pay \$5,000 annually toward equipment repairs and \$5,000 annually toward equipment purchases. This plan will be reviewed every couple years.

SEWER DEPARTMENT: Trustee Kumkey reported the following:

The employees of the Village have worked together to rebuild 24 sewer manholes.

ZONING AND PLANNING: See correspondences.

FIRE DEPARTMENT: Trustee Linsner reported the following:

Elimination of 1988 Ford rescue van from fleet

Discussion was held on the fire truck that will be replaced when the new rescue pumper truck arrives. Clerk Reals was instructed by the Board to contact the Sandy Hook area to if they could use the truck. The Village is looking at the Sandy Hook area because last year that area lost significant emergency equipment in severe flooding.

CLERK REALS REPORT: Clerk Reals had nothing to report.

MAYOR HUNTER REPORT: Mayor Hunter had nothing to report.

OTHER BUSINESS:

Executive Session

Motion was made by Trustee Lincoln 2nd by Trustee Linsner to enter into executive session to discuss legal correspondences in the case of Tina Bounds v Zoning Board of Appeals for the Village of Clifton Springs. No decisions were made in executive session. Motion was made by Trustee Lincoln 2nd by Trustee Linsner to exit executive session and resume the regular Board meeting. All members present voting AYE. Carried.

Adjournment

There being no further business to come before the Board, motion made by Trustee Lincoln 2nd by Trustee Kumkey to adjourn. All members present voting AYE. Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Lori A. Reals, Clerk/Treasurer

