

**Monthly Regular Meeting of the
Village of Fleischmanns Board of Trustees
November 14, 2022 at 6:00 pm**

Minutes:

1. Call to order at 6:05 pm Roll Call-Trustees Aaron Goldring, Absent, Stewart Cohen, Yasmin Sarabia, Sam Gil and Mayor Zubin present, followed by the Pledge of Allegiance.
Public in attendance: Michelle Sidrane, Dan Halpren, Christine Panas, Justin Kolb, Barbara Kolb, Marilyn Ringel, Vicki Szerko, Abe and Avi Mendlovik. Online Peg Ellsworth, Larry Reilly, and Billy Lyons.
2. **Announcements:**
 - a. The Mayor extended condolences to the family of Yuri Federov.
 - b. Approve October 12, 2022 Trustee Meeting Minutes. Motion to approve: Cohen, Seconded Sarabia. All were in favor. Approve September 12, 2022 Trustee Meeting Minutes. Motion to approve: Cohen, Seconded Sarabia. All were in favor. Approve September 28, 2022 Trustee Meeting Minutes Motion to approve: Cohen, Seconded Sarabia. All were in favor.
 - c. Motion to close the Public Hearing for the Restore NY from September 12th. Motioned by Cohen, seconded by Sarabia. All in favor
3. **Reports**
 - a. WWTP/Water monthly reports October 2022
 - b. Code enforcement monthly report of permits
 - c. Financial report September 30, 2022
 - d. Purchase Orders As part of the financial review we circulate the P.O.'s for approval that are over \$1000.00. The Mayor asked for motion to approve all reports. Motion to approve made by Cohen, seconded by Gil. All in favor.
4. **Old Business**
 - a. RESTORENY
 - The Mayor announced that round 7 had started for Restore NY and that we had about 3 or 4 properties that could be potential applicants.
 - During round six we were not able to advance at that time, now we have the opportunity to submit two Letters of Intent. We are looking at a bundle of three or four properties on Main Street which will include the Community Bank, 926 Main Street which is adjacent to Griffin's Corner commercial property, the former Bud Sife building, the Maxbilt theater as a stand-alone project and the property next door to the library.
 - The theater appears to have a longer timeline. We need a stronger, more concise, vision for a seven-digit \$ fundraising plan. The Maxbilt Theater is a project that is larger and more complex than can be handled by the Board of Trustees. A lease or sale to a non-profit whose mission is to develop it as a Community Asset should be considered. This will strengthen our opportunity to fundraise. There is more experience with non-profits doing this kind of development than municipalities, and funders tend to be more encouraged if a non-profit which has a consistent and singular mission to address a development project of that style. Any comments or thoughts at the-moment on that topic no? Okay
 - b. Commercial development-Empire State Development Corp
 - We have an opportunity to support individual businesses for 20% of the cost of commercial facilities and retail businesses on Main Street.
 - c. Ancillary Housing Homes and Community Renewal

- We also have an opportunity for ancillary housing to add on apartments to existing Residential Properties for the purposes of Workforce housing It funds up to \$120,000 to add on a unit to an existing residential property.
- d. Acquisition and Rehabilitation of property-Homes and community Renewal
 - For a developer to acquire and rehabilitate property for affordable housing
- e. Downtown Revitalization-NYForward
 - Funding for main street development, up to \$5 million. Application due July 2023
- f. Consolidated funding Application – various state funders due June 2023, may include bundling 10-12 buildings for renovation on Main Street for up to 75 % of the project costs.
- g. The Mayor commented on a current obstacle to overcome that would enable the village to be successful with any of the above fundraising initiatives
 - The current Village Zoning Law site plan review process requires new businesses to demonstrate on-site parking consistent with the size and usage of the commercial business. The majority of vacant commercial properties in the Main Street Business District do not have such on-site parking
 - The proposed Parking District law was one solution to that problem
 - I would like to ask board members who were in opposition to the Parking District Law to come back next month with an alternative, I wish to put the parking issue on the agenda for the December Trustee Meeting.
- h. Peg Ellsworth, Mark Project Executive Director, provided some additional comments regarding fundraising opportunities
 - the Restore New York program is looking for either a group of buildings or a standalone project that is shovel ready. That means that there is a business plan in place for a project or business plans in place for two to four buildings, with a five-year plan. It's a heavy lift and so I think at this point there are opportunities, but with all due respect, I think the theater isn't ready for ReStore New York as much as I personally would love to see that theater in use again
 - The other property owners intend to meet via Zoom tomorrow and Wednesday if anyone on the Village Board wants to join in they are welcome to.
 - This is the first and foremost potential opportunity for Fleischmanns. It's going to be competitive so it's important that Fleischmann's puts its best foot forward and its most competitive projects
 - Peg then suggested that the Board of Trustees authorize Winifred to submit the letter or letters of intent to apply. She informed them that it is a non-bonding letter it's just saying we're interested in the program and these are our projects.
 - Peg said the village would likely be invited to submit an application but then they'd have to choose which one they were going to submit. The letter of intent is due November the 30th and then the full application is due by the 27th of January.
 - That's where we stand and with that comes the necessary advertisement of your proposed project and public hearing notice that gives the opportunity for the community to participate in the process.
 - Peg recommended the village authorize the Mayor to submit appropriate Letters of Intent

Motion to authorize Mayor to submit Letters of Intent to apply for ReStore NY made by Cohen, seconded by Sarabia, All were in favor. Motion passed

5. Public Spaces

- a. Trustee Sarabia explained that she was working with Ben Fenton, to do a porch festival in October 2023 for a fall activity on Main Street
- b. She also wanted to work on Winter activities for the village to participate in. She asked if anyone was interested in helping her, to see her after the meeting.

- c. The Mayor asked Yesmin about dog control enforcement in the village. Yesmin admitted that there has been some trouble with dogs in the village, she asked the Board for advice on what could be done. Could a fine be imposed if a dog was wandering the village off of a leash? What could be done if a dog bit someone? The Mayor asked Yesmin if she had contacted the three main dog owners directly, because the Mayor felt that before anything could be put in motion for violations Yesmin would need to have a conversation with them. The Mayor asked Yesmin to talk to these three owners and report back at Decembers Board meeting with the results.

6. Fundraising

7. We have received a grant reward around for the Environmental Facilities Corporation for \$24,000 to support of a wipe mitigation strategy. The engineering study usually precedes a large Capital Grant so this improves our ability to get Capital money

8. The Pedestrian Bridges

9. The County Board of Supervisors at its recent meeting put forward a resolution to transfer control, and maintenance and ownership of the pedestrian bridges on Lake Street and on Bridge Street. The Mayor wishes to review the condition of the wood planking with The County DPW before accepting ownership and maintenance of the two bridges.–Personnel Policy Resolution

- a. We are proposing an enhancement to our Personnel policies to provide for pre-tax deductions of health insurance premiums for employees. (See Below)

9. Water borrowing Motion

- a. We need to pay our water bond in the amount of fifty- two thousand dollars to make a payment, because of the timing of that large payment earlier in the year, we don't always have enough cash on hand to fund the payment so a motion was read to authorize a temporary transfer from the General Fund to cover the payment.

Motion: To borrow from the general fund of up to ten thousand dollars to be repaid during the current fiscal year as cash is available.as the serial Bond the water fund annual payment of \$53,649 comes due November 2022, and cash balances of the water funds are insufficient to pay its amount undue made by Cohen, Seconded by Gil, All in Favor. Motion passed

10. Fleischmanns Heights culvert

- i. The culvert under the road leaving Route 28 going up Fleischmanns Heights is collapsing. We've had two meetings and are having continuing discussions with Delaware Engineering, DURR, Delaware County DPW, New York State DOT has been consulted. Spillian has expressed an interest in being involved as the possible collapse threatens their access to their property. The archway supporting the road and culvert is historic so it could be an enhanced area of architectural interests. The bridge and the properties adjacent to it have had initial estimates to correct the problem in the millions. We are looking for money to stabilize the roadway right now so that it doesn't deteriorate and create a closing of that street. The road extends 200 feet up to Fleischmanns Heights including a number of properties across from Spillian as well as the studying property. It's a complicated project because the village has responsibility for the roadway, as well as an easement across properties which include the properties of the Delaware and Ulster Railroad and, it's adjacent to New York State's culvert on Route 28. So ultimately there are three parties who have some responsibility and no budget for it.

11. Village elections

The clerk announced the open positions for the March 2023 Election. The village of Fleischmanns will have the positions of two trustees and one position for the mayor.

These positions will run for a two-year term from April 2023 until April 2025 and will be available on the ballot for the March 21, 2023 election. To obtain a petition to run for office contact the Village Clerk, and the first day independent nomination petitions for office can be filed is February 7, 2023 the last day to file a petition is February 14, 2023.

Public comments

1. Christine Panas and Yvonne Reuter had comments regarding the dogs in the village. Were there any statutes or anything that covers them running loose? The Mayor responded, yes there was an ordinance from 1978 which requires dogs to be leashed and we have not been able to enforce it. We have the sheriff and the state troopers who are not prepared to come and enforce it and they do not want to take a possession of an animal and that there's no means to manage that situation and so we have not been able to enforce.
2. Yvonne Reuter: is the public able to know the permits that were given out? Mayor: I think that's public information, I don't see why not yes.
3. Justin Kolb: regarding the Fleischmanns Heights Culvert issue. With issues of multiple party responsibilities; State, County, Town, Village and private property owners, does anybody actually lobby the other organizations? Campaign for collaboration? Obviously, it could have every party involved there's just no one who wants to alter their budget to address that specific issue. I think all of us are constrained with respect to the money that it takes to undertake this work. We have an interest in maintaining access for properties in the Village. People pay taxes for roads, the Delaware Ulster railroad that wants to develop the train Depot and for a destination site. If there's no road there's no access to their property other than going up to Dry Brook and that's not available during the winter so the state DOT position is if there's a problem with the road, close the road. So, the question is, are there ways that the public can Advocate with any of these organizations? The Mayor replied, I don't think there is at this point. What we're looking at is how to raise money through the state infrastructure programs that have been announced by the Governor's office to raise the funds to do this work so at some point there would become an opportunity for advocacy or public involvement about lobbying our specific assembly people in this state assembly and other Congressional routes we haven't pursued so that's something we should think about.

No more public comments? I close the floor to any further comments.

Next meeting: regular Village Trustee meeting December 12 2022

Motion to audit the vouchers: Trustee Gil Motioned, Trustee Cohen Seconded. All in favor.

Motion to adjourn the meeting Trustee Cohen Motioned to adjourn the meeting, Trustee Sarabia seconded. All in favor. Meeting closed

Resolution No. 010-2022

VILLAGE OF FLEISCHMANN'S BOARD OF TRUSTEES VILLAGE POLICY AND PROCEDURE MANUAL

Motion By: Cohen Seconded By: Sarabia

At the regular Village Board meeting of the Board of Trustees of the Village of Fleischmanns, NY Held at the Skene Memorial Library, on November 14, 2022; and

Whereas, The Village Board of Trustees wishes to establish a Plan to withhold health insurance deductions for employees on a pre-tax basis.

Whereas, The Village Board of Trustees wishes to amend the Payroll Practices and Procedures for the Trustees and employees of the Village of Fleischmanns, to establish a Premium Only Plan to withhold health insurance deductions for employees on a pre-tax basis.

Whereupon, the Resolution was put to a vote, recorded as follows:

Passed by the following vote of all Village of Fleischmanns Members voting in favor/opposed thereof: Affirmative Village of Fleischmanns Board Members: Affirmative: # 4, Negative: # 0
Abstain: #

The vote on the foregoing resolution was as follows:

Winifred Zubin, Mayor	AYE/NAY
Samuel Gil, Trustee	AYE/NAY
Stewart Cohen, Trustee	AYE/NAY
Aaron Goldring, Trustee	AYE/NAY Absent
Yasmin Sarabia, Trustee	AYE/NAY

This resolution **was**/was not adopted.

Dated: November 14, 2022

Diane M. Rossman, Village Clerk of the Village of Fleischmanns, New York do hereby certify that the foregoing is a true and correct transcript of a resolution adopted by the Board of Trustees of the Village of Fleischmanns, New York on November 14, 2022 and is incorporated in the original minutes of said meeting, and that said resolution has not been altered, amended or revoked and is in full force and effect.

 Village Clerk



Motion to Audit OFFERED BY: Trustee Gil, Seconded by: **Trustee Cohen**. All in favor.

WHEREAS, The Department of Audit and Control requires Village Boards to sign and inspect all vouchers coming into the Village for payment, to number and total amounts from each fund. All trustees present ayed, motion carried, vouchers to be initialed individually by Trustees who shall come to village office singularly. Any vouchers not receiving three initials shall not be paid till questions of the Board answered to their satisfaction.

THEREFORE, BE IT RESOLVED that the Village Board authorizes the following November vouchers paid:

General Fund	\$35,969.81	Vouchers 160-186
Sewer Fund	\$49,728.17	Vouchers 71-86
Water Fund	\$4,778.92	Vouchers 39-44
TOTALS	\$90,476.90	

The next regular meeting will be held on December 12, 2022 at 6:00 pm

Dated: November 14, 2022

Diane Rossman, Village Clerk, Village of Fleischmanns

State of New York) ss: County of Delaware)

I, Diane Rossman, Village Clerk of the Village of Fleischmanns, New York do hereby certify that the foregoing is a true & correct transcript of the Special Meeting of the Village Board of Trustees and the motions and resolutions adopted by the Board of Trustees of the Village of Fleischmanns, New York on November 14, 2022 and the whole thereof.



Village Clerk