

Village of Champlain Village Board Meeting November 13, 2018

A Meeting of the Board of Trustees of the Village of Champlain was held on Tuesday, November 13th, 2018 at the Village Office, 11104 Route 9, Champlain , New York. Present were Mayor Martin, Trustees McFetridge, Gehrig, and Kim Trombley, Clerk/Treasurer Munoz, Secretary Sousa and Supt. Jolicoeur. Codes Officer Tetreault and Trustee Thomas Trombley were excused this evening.

Mayor Martin called the meeting to order at 6:38 p.m.

A motion was made by Trustee McFetridge and seconded by Trustee Gehrig to approve the minutes of the October 10, 2018 board meeting. All members present voted aye. Motion carried.

PRESENTATION OF PETITIONS, COMMUNICATIONS, NOTICES AND GENERAL QUESTION PERIOD FOR MEMBERS OF THE COMMUNITY

Kimberly Davis was here from Clinton County to talk about a property in the Village and the Land Bank.

Mayor Martin said that we were surprised that the vacant property downtown was up for auction but was removed from that list. We have taken the owner to court, had engineers to inspect the property, condemned the property and the owner stated that he was not going to pay the taxes and the Village could own it. We are trying to revitalize our downtown area and this is an eyesore. We have put up a fence for safety reasons, and can no longer lien the cost of this fence against the property.

Ms. Davis said that in 2014 she started working on the foreclosures and found that the county does not have to take possession of properties if they are going to be a significant liability to the county or if it has to be removed due to environmental damage documented by DEC. In our situation, it was going to be a significant liability to the county.

She understands that since the owner of our building is not a US citizen, it is harder to take legal action against him. She said that if he owns property in the same name or title, we could try to attach a lien against that. Discussion followed.

Ms. Davis said that the Community Block Development Grant may help if we have someone with guaranteed resources to develop the property. They offer a grant for demolition and removal of the building so that the property can be developed.

Ms. Davis said that the Land Banks have been created to help with zombie properties. The Land Bank must be formed by the foreclosing unit, which is Clinton County. The bank is funded by .5 % of sales tax revenue to each municipality. The county has agreed that it will keep a base of \$300,000 from the annual auction and any amount over the \$300,000 will go to the land bank. She said that if the county gets locked into taking non-buildable properties, it must start paying taxes on those properties after 3 years. Properties held in the land bank can be held indefinitely without paying taxes. Also, anyone buying those properties must prove that they have the resources to develop the property before it is sold. The land bank does not have to take the highest bid.

Ms. Davis said that we do not have to participate, but if we don't and want to jump in later, we would have to pay back previous year's contributions. If the land bank does a project in your

municipality, you must stay in the project for 10 years or until you have repaid 1/3 of the project through contributions, whichever comes first.

The land bank is looking for 7-11 members chosen from the County, Plattsburgh and regional representatives. Each town/village/city would provide a list of three (3) priorities for them. She felt that the Patterson property would be #1 priority in the county right now. There will be a finance meeting in December with the heads of land banks in Syracuse and Albany in attendance. Mayor Martin asked when the land bank is anticipated to start. Ms. Davis said that the Governor needs to sign it first, bylaws need to be done and the corporation formed. The Village Board of Trustees was interested in joining the project.

REPORT FROM CODES OFFICER

Codes Officer Tetreault was excused this evening.

REPORT FROM THE MAYOR

Mayor Martin reported the following:

There will be no parking on Village streets from Nov. 15th to April 1st from midnight to 6 a.m. Please move your vehicles during these times so that the plows can safely clear the streets. Violators will be subject to having their vehicles towed at the owners expense.

The Village has experienced 40 water main breaks over that past year, five occurring over the past week. This is a problem of aging infrastructure, increased water pressure as a result of the water project and other issues that affect the mains along our streets. There have been a large number of boil water orders that go along with these breaks, and we would like to thank all affected for their patience and understanding. We do our best to repair these breaks quickly and efficiently while making sure the water supply is safe for our users.

The annual Tree Lighting will occur on Dec. 8th at 6:30 p.m. Santa will make his annual visit for all the children, warm beverages will be provided and the tree will be lit in Paquette Park. All are welcome to attend this village event.

Unpaid water/wastewater bills are past due and, with our payment policy, late notices will go out soon, with shutoff notices delivered soon after that. We cannot accept partial payments or post-dated checks. Credit cards, debit cards and echecks can be accepted for payment.

We would like to salute all of our veterans and thank them for their service, both past and present. Please support the various activities and events as veterans truly deserve the recognition and respect we can give them.

We would like to wish everyone a Happy Thanksgiving. Enjoy the holiday and remember those around us that are less fortunate and in need of help getting through these days.

REPORT FROM THE TRUSTEES

Trustee Gehrig reported that the House Decorating Contest will be held from Dec. 9-16th. Residents should turn on their lights by 5 p.m. We will be selecting three (3) winners who will be announced at the end of that week.

She reminded residents that Stewarts has started its Holiday Match program, which funds our local communities throughout the year.

The Champlain Memorial library is scheduling events every other month. They will be holding an event on Wednesday, Dec. 5th that focuses on starting a conversation with your family about your wishes for later in life.

Trustee McFetridge reported the following events in the Village:

Champlain Book club	Nov. 14 th @ 6:30 pm	Champlain Meeting House
City of Joy movie	Nov. 17 th @ 1-4 pm	Champlain Meeting House
Letters to Santa Tea Party	Nov. 18 th @ 1 pm	Champlain Meeting House

Habitat Fundraiser	Nov. 25 th @	Champlain Meeting house
Kids Holiday Activities	Dec. 8 th @ 1 pm	Champlain Meeting house
Candy Cane Hunt	Dec. 8 th @ 2:30 pm	Village Playground
Tree Lighting	Dec. 8 th @ 6:30 pm	Paquette Park

The Wreath Contest theme this year is “My Favorite Holiday”. Applications, fee and wreaths are due at the Village office by Dec. 14th with judging taking place on Dec. 15th.
Trustee McFetridge thanked Supt. Jolicoeur for the sidewalk repairs done in the village.

Trustee Kim Trombley reported that the Blood Drive scheduled for Nov. 19th has been rescheduled for Dec. 13th.

The Annual Sr. Citizens Christmas Dinner will be held on Dec. 2nd at 4 pm at the K of C Hall. The event is open to all senior citizens in the Town of Champlain (including the Villages of Champlain and Rouses Point). Please RSVP Gloria Tetreault @ 518-298-8789.

REPORT FROM THE CLERK/TREASURER

Clerk/Treasurer Munoz said that the board has been copied with the Expense and Revenue report for October.

There was a correction from last month’s warrant. The amount of \$4,074.08 needs to be taken from G8120.2 instead of F8310.2.

PRESENTATION OF WARRANT AND PAYMENT

Clerk/Treasurer Munoz said we have additional invoices in the amount of \$2,025.38 to be added to the warrant for a total of \$76,917.57. We are paying retirement this month.

We need to make a transfer to cover the cost of engineering for the blowers in case we don’t get the grant before the end of the year.

A motion was made by Trustee Gehrig and seconded by Trustee Kim Trombley to approve the transfer of \$20,000 from G599 to G1440.1. Roll Call vote as follows:

Trustee McFetridge	Aye
Trustee Kim Trombley	Aye
Trustee Gehrig	Aye
Mayor Martin	Aye

Motion carried.

A motion was made by Trustee Gehrig and seconded by Trustee Kim Trombley to approve the warrant with additional invoices for a total of \$76,917.57. Roll Call Vote.

Trustee McFetridge	Aye
Trustee Kim Trombley	Aye
Trustee Gehrig	Aye
Mayor Martin	Aye

Motion carried.

REPORT FROM THE SUPERINTENDENT

Supt. Jolicoeur reported the following for the DPW:

- They will be fixing the broken valve on Elm Street tomorrow
- The plow and the sander are ready
- We will not be having any paving done this year.
- The DPW crew have done patching on road cuts and potholes
- They would like to get some more sidewalk forms in and get more concrete
- They are planning on hydrant flushing and repairs to be done after flushing

CORRESPONDENCE

1. Corresp. to Sean Monahan regarding Appearance Ticket
2. CHIPs funding balances
3. Corresp. to Corey Boyd regarding code violation
4. FOIL request from Mayor Martin to Town of Champlain
5. Corresp. to Rodney Ducharme regarding scrap metal
6. Corresp. from Carter & Conboy Attorneys regarding Rivers and Stonier case.
7. Email from Karen Clark regarding blower installation timeline.

NEW BUSINESS

Removal of fence at Patterson property

We are currently paying over \$1,200/year for the fence around the Patterson property downtown. Mayor Martin asked the boards opinion on taking that fence down.

Trustee Gehrig was concerned that someone may get hurt. The fence forces people to walk further around the property.

Mayor Martin felt that the liability should be on the owner. We can no longer lien the cost of the fence against that property. But he doesn't want anyone to get in there and get hurt.

Trustee Kim Trombley commented that the fence won't help if that property falls.

Supt. Jolicoeur suggested that we get the owner to seal up open spots to keep kids out.

Trustee Kim Trombley wanted to confirm that if anything happened, the owner is liable.

The matter was tabled until the next board meeting after we have some legal advice on this.

Water line replacement

Mayor Martin said that we currently have 14 bands on the water line between Ashline Drive and Elm Street. It will be difficult to replace these lines and he feels that this would be an emergency situation. He has been contacting some state agencies and an emergency grant must affect a large number of people. The average income in the village gives us a hardship designation, but we will need a match for that and it takes a while to go through the process. He does not think that this line will make it through the winter and will continue to search for funding resources and hopes to have a new water line in by spring.

Tax Relevy

The Board of Trustees certified that they have been provided an account of the unpaid taxes for the Village of Champlain in the amount of \$6,706.17. The account of unpaid taxes has been compared to the original tax roll and has been found to be correct.

New Employee

We had no response to the job application for a temporary worker. We have an employee retiring in the near future and need another employee who we hope to get schooling done for their replacement. Mayor Martin recommended that we advertise for a full-time worker to put on the

payroll. Discussion followed on where we might advertise. The board agreed to post for a new full-time position.

Purchase Request

Supt Jolicoeur said that we are in need of a new sewer headworks pump. They were put in around 1989 and one keeps tripping. He has one quote for repair in the amount of \$13,000.00 and another quote for a new pump for \$28,000. We have no backup and if one goes in for repair for 6-8 weeks and the other goes down, we would have to shut down.

Mayor Martin said we need to buy a new pump, put it in the ground and then rebuild the other one. Discussion followed.

A motion was made by Trustee Kim Trombley and seconded by Trustee Gehrig to approve the emergency purchase of a pump at a cost not to exceed \$28,000.

Roll call vote as follows:

Trustee Kim Trombley	Aye
Trustee McFetridge	Aye
Trustee Gehrig	Aye
Mayor Martin	Aye

Motion carried.

OLD BUSINESS

WWTP Blowers

Blowers should start soon.

LED Street Light conversion

ANCA is working on getting a firm do this study. The cost per pole should be \$15.50. This should be well worth our effort to change these lights out. They will also investigating the 13 lights on Walnut Street.

Contamination Cleanup

We are waiting to hear from Mr. Mulvey from DEC on the next step in the cleanup.

I & I Study

This matter was tabled until we find funding and/or grants.

ADJOURNMENT

There being no further business before the board, at 8:37 pm a motion was made by Trustee Kim Trombley and seconded by Trustee Gehrig to adjourn. All members present voted aye. Motion carried.