

**Village of Walden
Board of Trustees Meeting
February 8, 2005**

Deputy Mayor Wynkoop called the regular meeting of the Village of Walden Board of Trustees to order at 6:30pm.

On roll call the following were:

Present:	Deputy Mayor Roy Wynkoop
	Trustees Richard Hurd
	Mary Jean Norman
	Lauren Keator
	Gregory Raymondo
	Jose DeJesus

Absent:	Mayor Rocco Pellegrino
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Also Present:	James Politi, Village Manager
	Nancy Mitchell, Village Clerk
	Kevin Dowd, Village Attorney

Approval of Minutes

Trustee Norman moved to adopt the minutes of January 25, 2005. Seconded by Trustee Keator. All ayes. Minutes adopted.

Hearing- 44 Seely Street

Mr. Stickles, Building Inspector advised the board that the property owner has complied.

Hearing – 27 Ulster Avenue

Dennis Wagemann stated that cars were mentioned and he believes his vehicles have been removed. He took most of the car to Weinert's in Middletown. An engine is the only thing that remains and he doesn't believe it's a vehicle. He believes he's in compliance with the law.

Mr. Stickles stated that car parts are on the property.

Mr. Wagemann stated that the last letter he received stated that every part of the car has to be removed from the premises. It doesn't allow him to put it in a garage.

Manager Politi stated that Mr. Wagemann can put the engine in his garage.

Mr. Dowd indicated that by definition of a junk vehicle any dismantling of the vehicle is still considered a junk vehicle that is subject to the law. Mr. Wagemann can put the engine in the garage, it can't be stored outside. It's still part of the same vehicle that was in violation. You're not supposed to be storing junk of any kind on your property.

Mr. Wagemann stated that he can't move the engine to the garage because there is snow blocking the garage.

Manager Politi asked Mr. Wagemann how long it would take him to clear a path to move the engine to the garage.

Mr. Wagemann stated that right now he's not prepared to do that. He asked if this is still considered a vehicle.

Manager Politi stated yes, that's what you've been cited on.

Mr. Wagemann stated that he can get the engine into a garage but not within a couple weeks.

Trustee DeJesus suggested this be tabled until the code enforcement officer can be here.

Deputy Mayor Wynkoop asked that this be put on the next agenda, February 22, 2005.

Trustee DeJesus moved to adjourn the hearing until February 22, 2005. Seconded by Trustee Raymondo. All ayes. Motion carried.

Public Comment

Kevin Cannon, President of the Walden Rotary Club addressed the board regarding their centennial project, to help fund the construction of a multi-use performance venue at Wooster Grove Park. Rotary celebrates it's 100th anniversary February 23rd and in recognition each Rotary Club throughout the world has been given the opportunity to fund a centennial project. This project must be something tangible and a visible service to the community. Upon its completion it should contain a plaque citing Rotary's contribution and it must be completed no later than May 2005. They originally considered funding the pavilion over at the Benedict Farm and due to a verity of hurdles, not the least of which was the discovery of significant archeological artifacts at the site they decided to go to plan B. During the summer they approached Mr. Politi about the

project at Wooster Grove. They encouraged them to sketch out a plan and draft a commitment letter outlining how they were going to do this. It was at this time they were made aware of matching grant monies that could be used towards the completion of this project. They arranged for site visits and considered a number of options. Manager Politi and John Howland were very helpful. They considered restoring the existing cement stage. After speaking to Mr. Politi and Mr. Howland it was decided it would be best to remove it and build something new. They considered a gazebo or bandstand. The cost came in very high so they thought it would be best to consider something else. They investigated a portable stage, one that resembles a train car or train station. They had preliminary drawings and cost estimates done. They polled their members and they preferred a multi use structure. This lead to a discussion of constructing a pavilion and have come up with a 40'x 32' pavilion with a stage at mid pavilion coming out with a covered gabled roof. If it's a nice sunny day people could put their chairs on the lawn and if it's raining the performers could turn around and people would have a nice clear view under the pavilion. They also may be able to arrange for some much needed landscaping. They are open to suggestions regarding the specific design. They really would like it to be a pavilion with a multi use purpose. They don't want to dominate the field; they are open to the board's ideas. They have no problem reducing the size of the pavilion. This project does have a time constraint; it calls for the completion of the project by the end of May.

Deputy Mayor Wynkoop indicated that the Board is divided on the decision and with the Mayor not being here he would like a full board present to discuss this.

Trustee Hurd asked if elevation studies could be done and design motif studies so they can get ideas as to what can be done.

Mr. Cannon stated that when they first went to the site they looked at a topographical site map which gave them a bunch of elevations on the site. Perhaps they could utilize something like that. He will speak to the Village Manager about that.

Trustee Keator stated that she is concerned with the time constraints.

Becky Pearson, 167 Walnut Street stated that it's a great proposal, but she doesn't understand why the village is waiting two more weeks to do something and talk about it more. Did the Board go out and see the site, they can measure where 48 feet was going to be.

Trustee DeJesus stated that he really takes offense to her statement because she is insinuating that the Board is ignorant and we're not. There is an issue that needs to be addressed. The village asked for a rendering. One of the concerns was that the park would be too crowded and the cutting down of the trees.

Manager Politi stated that the plan he made up he gave to an architect and he hasn't received it back.

Deputy Mayor Wynkoop stated that the board wants to see how it fits there. That's the first thing you'll see when you come into the park.

Ms. Pearson stated that her concern is how long has the board known about this.

Deputy Mayor Wynkoop stated that they've been changing the size for the past four or five months.

Ms. Pearson asked who will make the decision.

Trustee DeJesus stated that the board will make the decision.

Trustee Keator stated that she would still like to see a bandstand, although it may not be the multi functional piece that we need there. She wants it to be attractive and something people will want to use. She asked if the board can make a site visit as a group.

Manager Politi stated that the original site was where the block of cement is.

Ms. Pearson asked what was wrong with the original site.

Manager Politi stated that the Rotary should have some say into this.

Ms. Pearson stated that this has been since the summer and now we are down to three months.

Manager Politi stated that the village can still build what they want because we have a grant. The Rotary is willing to help us. We may not get their funding if we can't settle on the design and site.

Althea Mullarky asked how long it will take to build that from start to finish.

Mr. Cannon stated he's not an expert, but he'd say a couple months.

Trustee Raymondo indicated that the village is trying to pick a design that is pleasing and satisfactory, not only to the board but to the citizens.

Deputy Mayor Wynkoop stated that there have been twelve designs that keep changing.

Manager Politi stated that we have a grant and we were to rebuild a band shell. From that you had the offer, which is not matching and that is what took all the time.

Ms. Pearson stated that it doesn't sound like they have a problem.

Manager Politi stated that they've had a problem for several months.

Audited Bills

Trustee Hurd moved to pay the audited bills of February 8, 2005. Seconded by Trustee Keator. All ayes. Motion carried.

61 Second Street-Small Cities Loan

Mr. Dowd explained that the Board has a memo from Mr. Barnes dated January 25, 2005 explaining that In the mid 1990's the village provided a rehabilitation loan to 61 Second Street for renovations and secured it with a mortgage now. Both owners have passed away and the daughter has inherited the house and it comes in question by inheriting the house is there a transfer of the title which could trigger repayment of the mortgage. Mr. Barnes has spoken to the daughter who says she cannot afford to pay back, in full, the mortgage the village has. She would like to refinance the house and continue with a second mortgage for the village in her name and the parents would be released. She would make periodic payments of \$110.27 per month for the term of the loan which is ten years. The ratio between the value of the house and the two loans is very good, it's 53%. There are issues regarding her level of income which is usually higher than what you would be able to approve, however because of the two mortgages together she is below the 100% of the median income and the village would charge her 1% interest rate.

Trustee Hurd asked if there are any HUD guidelines.

Trustee Raymondo indicated that the village would have never known that this loan was due to us if she did not look to refinance.

Trustee Keator asked if she was asking to turn the first into the second.

Mr. Dowd stated that she would have a separate note and mortgage in her name which would release the one with the deceased parents and the new one would take the place of that one and still be in second place to the first mortgage.

Deputy Mayor Wynkoop asked if the house was paid for.

Mr. Dowd stated that he doesn't think so.

Trustee Raymondo asked if she was going to apply through an application and provide financial statements.

Mr. Dowd stated that he believes Mr. Barnes has all those documents.

Trustee Raymondo stated that if she borrowed \$97,597.72 from the bank she can pay us in full and have one mortgage payment.

Mr. Dowd indicated that's the problem because she would have a higher rate of interest on the \$97,000 and she would be strapped to make payments to the bank. That is why she is looking to do a 1% loan for the \$12,000 and only refinance the \$85000.00.

Trustee Raymondo stated that the mortgage was given to the parents, not to her; therefore she would have to satisfy the estate. Whatever the estate has to pay out she has to do that.

Mr. Dowd stated that you can do a lot of things with this program, it's whether you want to do them or not. You can ask her to pay back the \$12,597.00 because it's a transfer of title to her. It does trigger the payment option on the mortgage.

Trustee Keator stated that the Board needs more information.

Trustee Raymondo asked how the village can be in second place if the parents are deceased.

Mr. Dowd stated that we were in second place when we gave them the original mortgage.

Deputy Mayor Wynkoop asked if the Board can get more information.

Mr. Dowd stated that Mr. Barnes has the personal statements.

Trustee DeJesus asked who keeps those records, here.

Mr. Dowd indicated that they end up being filed here.

Deputy Mayor Wynkoop stated that he'd like to see a little more that is going on with it.

Trustee Raymondo stated that there really isn't any basis for the loan. This is like all of a sudden we are a bank lending money. It's really clear that if a person passes away the estate has to be settled.

Mr. Dowd stated it's clearly a policy decision for the Board.

Deputy Mayor Wynkoop asked that this be put on the next agenda.

Bond Resolution Authorizing the Issuance of \$1,100,000 Serial Bonds of the Village of Walden, Orange County, New York, to Pay the Cost of the Construction of Additions to and the Reconstruction of the Sanitary Sewage System of and for Said Village

Mr. Dowd explained stated that this would be a Type II Action under SEQRA and would require no further SEQRA action.

Trustee Hurd moved to declare a Type II action under SEQRA regarding the bond resolution authorizing the issuance of \$1,100,000 serial bonds to pay the cost of the construction of additions to and the reconstruction of the sanitary sewage system. Seconded by Trustee DeJesus. All ayes. Motion carried.

Trustee DeJesus moved to adopt Resolution No. 11-04-05, Bond Resolution Authorizing the Issuance of \$1,100,000 Serial Bonds of the Village of Walden, Orange County, New York to Pay the Cost of the Construction of Additions to and the Reconstruction of the Sanitary Sewage System of and for said Village, (attached). Seconded by Trustee DeJesus. All ayes. Resolution adopted.

Maple & Walnut Streets-Pedestrian/Auto Traffic

Trustee Keator stated that she received a phone call from a resident on Riverview Street who walks up to the school to pick up her children and in the process sees the problem the village is having with kids that do not have parents with them when they leave school in the afternoon at the crossing of Maple and Walnut.

Chief Holmes stated that today they had 58 children and 14 parents cross there. Yesterday there were a total of 49. All the children live up there. Since the fall this has increased. Some of the options would be to first make sure all the proper signage is up. One of the big issues is people parking right up to the corner making it difficult. We need to put up no parking here to corner to clean that up a little bit. The other issue is we will have to put a crossing guard there. A few years ago we put a crossing guard at the corner of Pine and Orchard Streets and right now there aren't as many kids walking through there. He could move that crossing guard from there up to Maple Street in the mornings and then work with next year's budget to try to get someone there in the afternoons. His goal is to keep all guards on the main thoroughfare. There are three trained crossing guards who are on medical leave right now. They are slowly getting better. So he thinks they will have a trained crossing guard.

Trustee Keator stated that the school purchased property on Maple Street for a parking lot. This will help with the parking on Walnut Street. She asked that a letter be drafted to the schools superintendent to see if they have any spring plans for the parking lot.

Manager Politi stated that he has a meeting next week with the superintendent and the project people for the park development.

Informational & Village Manager's Report

Manager Politi reported the following:

- A letter was sent to the Town's Planning Board concerning Cranesville Block

- We have gotten a check for the EPA Grant, \$127,000
- There was a problem with the chlorination at the East Walden Well Field and they will be working on that quickly. We have to get three bids and have it installed.

Trustee Raymondo asked if the village uses the telephone lines for the alarm.

Manager Politi stated yes.

Trustee Raymondo asked if they would have to get new phone lines.

Manager Politi stated yes.

Trustee Raymondo suggested the village look into an alarm tree where it wouldn't cost anything. He knows there was a problem with this a long time ago, why did it take so long.

Deputy Mayor Wynkoop stated that we get a lot of surface water and that is where it came from.

Trustee Raymondo stated that the village has had this problem with DOH since last year.

Manager Politi stated that it's never been forced on the village by DOH so we are responding to it now.

Trustee Raymondo stated that there are items in the letter that are redundant and we might not need it and to spend \$125,000.

Manager Politi stated that would be if you were going to rechlorinate and that's an option, we don't have that type of system.

Trustee Raymondo asked how the rest of the wells were.

Manager Politi informed him that they are okay.

Trustee Raymondo asked what company does the village use for the water test.

Manager Politi stated Orange County.

Trustee Raymondo asked for a copy of the last test.

Comments – Board Members

Trustee Norman reminded everyone that the snow carnival is this weekend.

Trustee Keator asked if there is any more information about a parking enforcement officer.

Manager Politi stated that will be brought up in the next budget.

Trustee Keator stated that it was her understanding when the lines went in that was to signify a parking spot and there are still people trying to put two cars in one spot.

Trustee Keator asked the code enforcement officer if he would be available at the next meeting.

Mr. Feffer stated that he will check his schedule.

Adjournment

Trustee Keator moved to adjourn. Seconded by Trustee Hurd. All ayes. Meeting adjourned.

Respectfully submitted,

Nancy Mitchell
Village Clerk