

**Village of Walden
Board of Trustees Special Meeting
August 22, 2016**

Mayor Rumbold called the regular meeting of the Village of Walden Board of Trustees to order at 5pm.

On roll call the following were:

Present:

Mayor	Sue Rumbold
Deputy Mayor	Sean Hoffman
Trustees	Brenda Adams
	Edmond Leonard
	Gerald Mishk, Jr.

Absent:

Trustees	John Ramos
	Brian Sebring

Also Present:

John Revella, Village Manager
Marisa Kraus, Deputy Village Clerk
Dave Donovan, Village Attorney

Action Items

Hearing – 14 Riverview Street

Manager Revella read an email from the owner stating he is out of the country until September 1, 2016 but he is addressing the issues with the property and requested the letter be read at the meeting.

Attorney Donovan stated that the record should reflect that the property owner was properly served with the hearing notice and he has indicated he is aware of the hearing but is not present this evening.

Trustee Mishk made a motion to order the Village Manager to have the exterior violations #19, #21, and #23 for 14 Riverview Street immediately remediated and charge any costs associated with said remediation to the property owner. Seconded by Trustee Leonard. All ayes. Motion carried.

Trustee Adams made a motion to direct the Village Attorney to make certain that the illegal use and occupancy of the pop up trailer at 14 Riverview Street cease immediately and give the attorney authority to make sure that is enforced. Seconded by Trustee Leonard. All ayes. Motion carried.

Trustee Mishk made a motion to direct the Village Manager to direct the owner of 14 Riverview Street that the remaining violations of the property be remediated by Monday, September 19, 2016 otherwise the Village will remediate said violations and charge any costs associated with said remediation to the property owner. Seconded by Deputy Mayor Hoffman. All ayes. Motion carried.

Trustee Mishk made a motion to direct the Village Attorney to secure an administrative warrant to ascertain the condition of the interior of premise located at 14 Riverview Street and charge that cost to the property owner. Seconded by Trustee Leonard. All ayes. Motion carried.

Trustee Adams made a motion to authorize the Village Manager to engage in the services of a Structural Engineer, Steven Duetch, to determine the structural integrity of the premise located at 14 Riverview Street with a cost not to exceed \$750 and charge that cost to the property owner. Seconded by Trustee Leonard. All ayes. Motion carried.

Attorney Donovan stated that the building will be inspected by the Building Inspector to determine the sanitary issues at the properties and the Structural review will be done simultaneously.

Mayor Rumbold stated for the record that the New York State Property Maintenance Code limits occupancy to 50 square feet of bedroom area per person. The issue with that code is enforcement.

Award Bid – New DPW Facility

John Queenan, Village Engineer, stated we received 4 bids which are good for 3 months. Zitone Construction was the least expensive with a total of \$853,543.90. One option he felt was a little high so he would recommend not awarding option 1 but to award the second option for the doors. We could always add the options later on. He would also suggest releasing the requirement for having a bond as well as the installation of the bollards both of which can be a significant of savings. He feels DPW could install the bollards. When you wrap all of it together \$747,508.40. It would be 16 weeks for completion so we are looking at the middle of December.

Mayor Rumbold stated for the record she is not happy with the time frame since it is August and it would have been nice to have more leeway.

Deputy Mayor Hoffman stated he is concerned about releasing the bond option and asked if there was a plan B.

Manager Revella explained there is a lease agreement we are going to discuss in attorney client. It would be to house the equipment in case it goes beyond the time frame as another alternative which would cost about \$2,000 per month and relocation costs would be covered in the contract for up to a year.

Mayor Rumbold agrees with Deputy Mayor Hoffman about the bond as it makes her a little nervous to do without a bond.

John stated that a few of his associates have done work with them and they are well suited for this type of work and have a good reputation. The company that makes the steel is what is holding up our timeline. It takes 12 weeks from the order date that it will arrive here. If it is not here in time they would be subject to a fine of \$750 a day which would be outlined in our contract with them.

Attorney Donovan said the bond cost is about 5% of the project cost as it is.

Mayor Rumbold stated the Board feels better including the bond with 4 members tonight wanting the bond included.

Deputy Mayor Hoffman made a motion to award the bid for the New DPW Facility in the amount of \$770,901.40 to Zitone Construction & Supply Co., Inc. Seconded by Trustee Adams. All ayes. Motion carried.

Lanc & Tully Service Contract

Manager Revella explained that this is the service contract with Lanc & Tully for the new DPW facility to protect us if expenses run high so they can't go over the \$64,000.00 in the contract. The rates are the same as our normal rates with them.

Trustee Leonard made a motion to authorize the Village Manager to sign the service contract with Lanc & Tully Engineering in the amount of \$64,000.00 for the new DPW facility. Seconded by Trustee Adams. All ayes. Motion carried.

Resolution 9-16-17 – Advertisement of bids for Wait Street Sidewalk Replacement Project

Trustee Adams made a motion to approve Resolution 9-16-17 – Advertisement of bids for Wait Street Sidewalk Replacement Project. Seconded by Deputy Mayor Hoffman. All ayes. Motion carried.

Amthor Lease for DPW Storage

Manager Revella explained that he can't discuss the negotiations but we have been working with Amthor's on a lease that would cost \$2,000 a month for storage.

Mayor Rumbold clarified that this is necessary because we have to dismantle the current DPW building and we need a place to store equipment in an area that has heat so the hydraulic lines don't freeze.

Trustee Leonard made a motion to authorize the Village Manager and Village Attorney to negotiate a lease agreement with Amthor's in an amount not to exceed \$2,000 per month. Seconded by Trustee Mishk. All ayes. Motion carried.

Attorney Client Privilege Session

Trustee Adams moved to go into attorney client privilege session to discuss certain tax certioraris pending in the Town. Seconded by Trustee Leonard. All Ayes. Motion carried.

Reconvene

Trustee Mishk moved to reconvene the regular meeting. Seconded by Trustee Adams. All ayes. Motion carried.

Adjournment

Trustee Adams moved to adjourn. Seconded by Trustee Leonard. All ayes. Meeting adjourned.

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Motions & Resolutions**

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