

Village of Fleischmanns
Board Meeting
December 19, 2011

The Village of Fleischmanns Board of Trustees held their regular monthly meeting on Monday, December 19, 2011 at the Skene Memorial Library at 6:00 p.m. Present were: Mayor David Morell, Deputy Mayor Todd Pascarella, Harriet L. Grossman, Fred Woller and Benjamin Fenton.

Mayor Morell advised that he might possibly have to turn the meeting over to Deputy Mayor Todd Pascarella as he might have to leave the meeting early because he was awaiting a phone call from the Lt. Governor on a request for funding.

Delaware Operations/Lou Dibble

Monthly Report/Nov. 2011

Lou Dibble of Delaware Operations distributed the monthly report for November, 2011 to the Village Board. At this time the WWTP is running through most of the month at a reduced rate of flow and discharges effluent flow from the facility almost every day of the week. Operators continue to monitor the pump station and the collection system on a daily basis.

Budget/2012-2013

Lou Dibble advised the Village Board that DEP had approved the proposed budget for 2012-2013 with no questions.

Purchase Orders

Motion made by Harriet L. Grossman to approve the following purchase orders for the WWTP: Slack Chemical, bulk coagulant (PAC), gal., 300 gal. @ \$2.49/gal, total cost of request \$747.00, reason for purchase: chemicals used in the treatment process; Slack Chemical, chlorine bleach, 55 gal. drums, 55 gal. @ \$2.55/gal, total cost of request \$140.00, reason for purchase: chemicals used in the treatment process; USA Blue Book, chlorine DPD 10 mL-100 tests, MC-34447, 3 @ \$18.99, glass fiber filters 55mm, MD-39168, 2 @ \$34.95, eyewash (one bottle) MC-42536, 1 @ \$10.19, mop heads, MG-74623, 6 @ \$5.19, bromcresol green, MG-30024, 2 @ \$13.99, total cost of request: \$196.18 plus shipping, reason for purchase: process control, DPD is used to check chlorine residual during lab testing, fiber filters are used for daily MLSS testing, bromcresol, green is for checking alkalinity; item(s) and cost to be purchased: galeton gloves, case of latex gloves 7724FL, 20 boxes @ \$7.95 per box, safety glasses, 9200-100, 3 @ \$5.50, safety glasses, 9200-102, 3 @ \$5.70, total cost of request \$192.60 plus shipping, reason for purchase: personal protection in lab and around the plant. Motion seconded by Fred Woller. Harriet L. Grossman-Aye. Fred Woller-Aye. David Morell-Aye. Todd Pascarella-Aye. Benjamin Fenton-Aye. All in favor. Motion so carried.

Procurement Policy

Discussion was held with the Village Attorney, John Fairbairn, as to the newly proposed Procurement Policy. Question arose as to who was authorized to make purchases for the Village of Fleischmanns, under normal and emergency circumstances. Decidedly, the Village Board requested time to review the proposed policy further prior to adoption. Mayor Morell commented that he had advised the Village crew that no purchases are to be made, unless deemed to be an emergency, without permission of the Mayor or the Deputy Mayor.

Motion made by David Morell to table adoption of the proposed procurement policy. Motion seconded by Fred Woller. David Morell-Aye. Fred Woller-Aye. Harriet L. Grossman-Aye. Benjamin Fenton-Aye. All in favor. Motion so carried.

Flood Commission Appointments

Motion made by Fred Woller to appoint Carl Patrick Davis, CEO & Flood Plain Administrator, Mayor David Morell, Larry Reilly, Chairman of the Village Planning Board and Todd Pascarella, Highway Superintendent, representing the Village of Fleischmanns in the Flood Commission. Motion seconded by Harriet L. Grossman. Fred

Woller-Aye. Harriet L. Grossman-Aye. David Morell-Aye. Todd Pasarella-Aye. Benjamin Fenton-Aye. All in favor. Motion so carried.

Financial Accounting

Mayor Morell addressed the Board & the public as to updating of the Village's accounting tools and procedures.

Mayor Morell requested the Village Board's approval to move forward and retain a CPA firm that would make recommendations to the Village insofar as our accounting needs i.e. updating, restructuring, modernizing and making the accounting more streamlined and efficient. All Village Board members were in agreement.

Shared Municipal Services Agreement/Town of Hardenburgh

The Village Board discussed approaching the Town of Hardenburgh asking if they would be interested in joining Fleischmanns in a Shared Services Agreement.

Jason Wadler

Jason Wadler was not present at the Board Meeting, but was interested in installing a berm in the park to keep the water off Wagner Avenue. Gradon Dutcher advised that he didn't really think it was necessary, but if the Village Board and the Wadler Bros. wanted to do it, they would provide oversight. Further discussion was held as to how much material was needed to build a berm back to pre-flood condition at the ball park and how costs would be divided between FEMA & the Village.

Complaints/Anita Rubin

The following letters addressed to Mayor Morell & all Village Trustees and Fleischmanns First was received from Anita Rubin and dated Dec. 15, 2011:

1. At the December 3, 2011 Fleischmanns First meeting, several topics were discussed which deeply concern the current status of the Village of Fleischmanns and its future. Please find, enclosed in this package, four letters addressing the following topics:
 Debris in the Village-Hurricane Irene
 Junk Yard disaster-Hurricane Irene
 The Theater located on Main Street
 The Bridge on Bridge Street connecting Wagner Avenue and Main Street

As I am unable to attend the Village Board meeting of December 19th, please be so kind to read my letters at the next Village Board meeting so that it can be part of the public record.

2. Fleischmanns suffered enormous damage from Hurricane Irene on August 27 and 28, 2011. The Village government, the community, local citizens, outside volunteers, the Methodist Church and the Red Cross took immediate action to help restore the damage to property and to those adversely affected by the storm.

This was an enormous effort.

Kudos to all those who gave of their time and others who made charitable donations.

Yet, four months after the disaster many property owners have not taken any steps to clean up the debris in front of their homes. (Photographs enclosed).

When one enters the Village, from the east or west entrance, the unsightly remains of furniture, broken fences, torn up yards are still evident. Without restoring the basic appearance of these properties Fleischmanns looks and remains a disaster area. In addition some of these properties are an "attractive nuisance" and may be an inviting temptation for youngsters to visit them. The children may suffer accidents or injury from these derelict properties.

Many property owners have not taken any initiative to restore their real estate to a clean appearance. Please consider having our code enforcement officer give property owners a time frame to clean up or face stiff fines

3. Our recently adopted comprehensive plan calls for all the junk yards in Fleischmanns to cease operation within 7 years of the adaptation of these new laws.

This is not soon enough.

Hurricane Irene ravaged the Village of Fleischmanns

The Junk Yards were hit badly.

The toxic fluids seeping out of junk cars flowed into our waterways

The remainders of the junk cars, the trash debris and unsightliness at the following locations are disgraceful.

- a) Main Street and Wagner Ave. – VW Parts
- b) On Main Street – Main Street Auto
- c) Wagner Avenue and Depot Streets – Old Bailey Property

All the Junk Yards are located in flood plain zones

- a) In view of the Hurricane Irene disaster, what actions can the Village take to hasten the Junk Yard owners to cease their operations?
- b) Can the Village enlist the help of the DEP to enforce clean-up laws to shut down these operations?

By the way, have you noticed that VW Parts now uses the old Adirondack Trailways Garage opposite its main location, as an extension of their junk yard property? This has thus created a new Junk Yard. I believe that even under the current law, without a permit this is illegal. Village law states that no property should have more than two unlicensed vehicles on its property.

What is the Village of Fleischmanns doing about this?

4. It is my understanding that the Village of Fleischmanns is considering the sale of the Theater, located in the heart of the Village on Main Street. I would like to express my deep concern regarding the potential sale of this property.

Although the Village is strapped and in need of funds, selling the theater is a path that the Village of Fleischmanns should NOT consider in order to raise money. Short Term solutions usually do not bring long term results.

In the past the Village has taken this unhappy route and sold

- a) The Fleischmanns School
- b) The Fleischmanns Fire House
- c) Lake Switzerland
- d) Wells # 5 & # 6 located on the former Bailey property.

Yes, the sale of these properties bought in cash at the expense of long term stability. These were important assets of the Village and should never have been sold. The positive development of the Village suffered because of the sale of these properties and with the sale of these assets the Village lost control of their potential.

It is my opinion that in all cases the new owners have not developed these properties in a way that has in any way enhanced our Village.

The Village of Fleischmanns may not have the much needed funds to revitalize the theater and make it a premier location for local events such as concerts, theater, dance or movies. Instead of selling the theater perhaps the Village should consider a long term Net Lease rental. Traditionally, in such cases the tenant pays taxes and all expenses associated with the upkeep and maintenance of the property. In so doing the burden of the revitalization falls upon the tenant while the property remains in the ownership of the Village. If the tenant falls in its endeavors the property remains in the control of the owner. The Village of Fleischmanns.

Over many years Fleischmanns has been struggling to restore its economic base and potential. Selling the theater is equivalent to putting yet another nail in the coffin of Fleischmanns development.

The theater, once revitalized is a major asset of the Village of Fleischmanns. It is as important as the ball field.

Would the Village consider selling the ball field? I don't think so.

I urge you and the Village Board not to consider selling one of Fleischmanns' major assets. The (Ma Built) Theatre on Main Street.

The theater was built by Max Silberman. It opened in 1929.

Another letter addressed to Wayne Reynolds, Commissioner of the Delaware County DPW from Anita Rubin dated Dec. 15, 2011 was also received:

Dear Commissioner Reynolds:

Fleischmanns was severely hit and devastated by Hurricane Irene.

The local county and state agencies as well as the community and local residents contributed much time and effort to repair the damages and restore property. We are all grateful for these efforts.

Notwithstanding these endeavors, I am concerned about the restoration of the bridge in the Village of Fleischmanns connecting Wagner Avenue and Main Street. Due to severe damage caused by the storm the bridge was considered to be unsafe and was removed.

It is my understanding that the restoration of the bridge falls under the auspices of your department.

I have heard many rumors ranging from:

- a) The bridge will be fully restored in the spring of 2012
- b) The bridge will be restored only as a foot bridge.
- c) The bridge won't be restored at all.

The loss of the use of this bridge has greatly diminished our Village.

The full restoration of this bridge is important to the future development and cohesiveness of Fleischmanns.

Located between the east and west entrances to our Village, it is 'the' vital center connection between our Historic district of beautiful Victorian homes, the Fleischmanns Swimming Pool and Ball Field to the core business district on Main Street. The local community and visitors to our Village both drive and walk to these homes and facilities and it is important that they be able to continue to do via this bridge.

The Ball Field located on Wagner Avenue is a Village and community asset.

Often when major events are scheduled in the Village there is an increase in vehicular traffic on Wagner Avenue and the Main Street district.

Additionally, Congregation Bnai Israel is located on Wagner Avenue. It is listed on the State and National Register of Historic places.

Over Columbus Day weekend, Fleischmanns First, a self help group of local residents, has conducted open house tours which include homes throughout the Village most of which are located o Wagener Avenue and Main Street.

In recent years Fleischmanns has made a huge effort to restore economic viability to our Village.

We adopted a comprehensive plan and have worked towards its goals.

The damage caused by Hurricane Irene was a huge setback for our Village, and to greater Delaware County.

I urge you to schedule the full restoration of the bridge located on Bridge Street in the spring of 2012.

Photographs were also enclosed by Mrs. Rubin.

Discussion was held as to the liability concerns insofar as roof leaks, ice, and icicles hanging from roofs, etc. in front of residential properties and commercial properties and how to insure enforcement so as to avoid damages. Question arose as to addressing hazardous conditions at abandoned buildings which have been left vacant from Hurricane Irene & remain in disarray.

Vouchers

Motion made by Harriet L. Grossman to pay the following vouchers for December 2011: General Fund, Abstract # 42, Vouchers # 205 through 206, totaling \$19,995.00; General Fund, Abstract # 45, Vouchers # 207 through 218 totaling \$21,444.23; General Fund, Abstract # 47, Vouchers # 219 through 227 totaling \$2474.86; Water Department Fund, Abstract # 10, Vouchers # 33 through 37 totaling \$54,916.14; Sewer Department Fund, Abstract # 7, Vouchers # 68 through 76 totaling \$28,514.42; Capital Reserve Truck Fund, Abstract # 1, Voucher # 1 totaling \$17,691.83. Motion seconded by Fred Woller. Harriet L. Grossman-Aye. Fred Woller-Aye. David Morell-Aye. Todd Pascarella-Aye. Benjamin Fenton-Aye. All in favor. Motion so carried.

Adjourn

Motion made by David Morell to adjourn. Motion seconded by Todd Pascarella. David Morell-Aye. Todd Pascarella-Aye. Harriet L. Grossman-Aye. Fred Woller-Aye. All in favor. Motion so carried.