

VILLAGE OF BAINBRIDGE BOARD OF TRUSTEES
REGULAR MEETING HELD TUESDAY,
SEPTEMBER 21, 2021 AT 6:30 PM
IN THE TOWN HALL, 15 NORTH MAIN ST., BAINBRIDGE, NY

CALL TO ORDER: Mayor Wade called the Regular Meeting to order at 6:30 PM

MEMBERS PRESENT: Mayor Wade, Trustee Eisenberg, Trustee Mayes, Trustee Taylor

EXCUSED: Deputy Mayor Campbell

ALSO PRESENT: Clerk/Treasurer Parsons, Chief Caratelli, Superintendent Webb, Attorney Beth Westfall

VISITORS: There were two visitors present.

MINUTES: The minutes of the Public Hearing and Regular Meeting held August 17, 2021 were distributed to the Board.

Trustee Eisenberg moved to approve the August 17, 2021 Public Hearing and Regular Meeting Minutes as presented, second by Trustee Taylor

Vote: Ayes – Eisenberg, Mayes, Taylor, Wade
Noes – None
Carried.

REPORTS: Reports were received from Public Safety, DPW, Water & Sewer, Clerk, Animal Control and Mayor.

Trustee Taylor moved to approve the above reports as presented, second by Trustee Mayes

Vote: Ayes - Eisenberg, Mayes, Taylor, Wade
Noes – None
Carried.

PUBLIC COMMENT: Mr. John Harmon owns the property at 98 North Main Street was present to discuss the property at 100 North Main. He has spent many years refurbishing his home and is ready to put the home on the market. His concern is the property at

100 North Main Street. There is an open foundation from the fire that destroyed the house in April of 2020. He said there is someone spending a lot of time in a camper located on the property. He is not sure if anyone is technically living there but he is concerned about the camper being used as living quarters and not being hooked up to the water/sewer lines. They are also using a gas generator that runs non-stop all hours of the day. There is also a vehicle that is unregistered and he would like it addressed.

He would like these issues addressed as he is concerned about not being able to sell the house.

Attorney Westfall said that our Code does not support a camping trailer being used a permanent dwelling.

Attorney Westfall suggested noting all the code violations and safety hazards and making a list of them. Send notice with all the violations to the owner, both certified and regular mail.

Attorney Westfall said that there are obvious violations of the fire and building codes that the County should be addressing. She would like the County to send a letter with the violations with the Village's letter.

Mayor Wade distributed pictures of other structures that have code violations.

10 front Street – It has come to our attention that this is being used as a boarding house even though the ZBA denied the permit submitted by the owner of this property.

Attorney Westfall said that we would need witnesses to sign affidavits stating that there is a rooming house as well as track how many people are living there. The next step would be to send a letter to owner saying that it is being used as a rooming house after they were turned down for this use in July. She also said we should ask for permission to inspect the building to see what it is being used for; if they refuse to give us entry, we can get an administrative order from the Court giving us the right to inspect

77 North Main – junk, garbage, junk cars and parts. We have been dealing with this for years, and the case is pending in court. Attorney Westfall said to let the judge know that this has been a chronic issue.

Chief Caratelli suggested using NYCRR66, environmental conservation laws as a means to pursue unsafe building conditions.

Railroad building – This building is in disrepair and slowly crumbling. This was cited a few years ago for unsafe building as anyone could access it through open doors and windows. The railroad put chicken wire around 1st floor to prevent access.

6 Bixby - on County Foreclosure list

5 South Main – Zombie property is on County foreclosure list.

3 Johnson St. – damaged by fire, not sure if taxes are being paid. Clerk Parsons will check to see who the owner is.

Mayor Wade asked Attorney Westfall if we should modify the local law regarding unsafe buildings. She said she thought the law should remain on the books.

LICENSES/PERMITS: Ms. Michelle Arnold – Bainbridge Free Library

Ms. Arnold submitted a permit to use the park and gazebo on 10/7/21 from 2:30-4:00 PM for an educational program by a 4H educator from Cornell Cooperative Extension.

Trustee Taylor moved to approve the permit submitted by Ms. Arnold for the Bainbridge Free Library, second by Trustee Eisenberg.

Vote: Ayes – Eisenberg, Mayes, Taylor, Wade
Noes – None
Carried.

Mr. Mark Champlin

Mr. Champlin submitted a Use of Buildings and Grounds permit for the gazebo on Saturdays from noon until 2:00 PM.

Trustee Taylor moved to approve the Buildings and Grounds permit from Mr. Champlin, second by Trustee Eisenberg.

Vote: Ayes – Eisenberg, Mayes, Taylor, Wade

Noes – None

Carried.

FINANCIALS:

Clerk Parsons distributed the revenues and expenditure reports for all funds through August 2021.

CLAIMS:

The un-audited Claims for September 2021 were as follows:

General Fund Abstract #4 in the amount of \$16,963.73

Water Fund Abstract #4 in the amount of \$3,453.18

Sewer Fund Abstract #4 in the amount of \$4,522.27

Trustee Taylor moved to approve the un-audited claims for September 2021 as stated above, second by Trustee Eisenberg.

Vote: Ayes – Eisenberg, Mayes, Taylor, Wade

Noes – None

Carried.

The audited Claims for August 2021 were as follows:

General Fund Abstract #3 in the amount of \$18,777.89,

Check #'s 20952-20976

Water Fund Abstract #3 in the amount of \$3,416.17, Check #'s 5550-5553

Sewer Fund Abstract #3 in the amount of \$7,936.83, Check #'s 5946-5953

Trustee Taylor moved to approve the Audited Claims for August 2021 as stated above, second by Trustee Mayes.

Vote: Ayes – Campbell, Eisenberg, Mayes, Taylor, Wade

Noes – None

Carried

OLD BUSINESS:

Inoperative Motor Vehicles

An appearance ticket was prepared and served on the owner of the Jeep at 46 Kirby Street.

Potential Revisions to Section 57, Unsafe Buildings

We will take this off the agenda.

Bridge NY Grant Application for Kirby St. Culvert

The grants have not yet been announced for this program.

I&I Study – Hiring of B&L to Complete SEQR and Bond Resolution

Mayor Wade said that we can have B&L complete the SEQR and Bond Resolution for a cost of \$5000.00 or prepare both of these documents ourselves. He said that we may use ARPA funds for this expenditure.

Trustee Taylor moved to approve the amendment to have Barton & Loguidice complete the above, second by Trustee Eisenberg.

Vote: Ayes – Eisenberg, Mayes, Taylor, Wade
Noes – None

Carried.

Sexual Harassment Training Status

Some people have not completed the training, Mayor Wade asked that it be completed by next month.

Use of ARPA Funds

Well #1 - \$4,500, Backup generator - \$40k, transfer switch - SEQR & Bond Resolution - \$5k

NEW BUSINESS:

Zoning Questions for Village Attorney

This was discussed at the beginning of the meeting.

Discharge of Mortgage Fees

There were three Mortgage Discharges from prior CDBG Grants that were submitted but returned due to the \$51.00 filing fee not accompanying the paperwork

Trustee Taylor moved to pay the fee for the three Mortgage Discharges, second by Trustee Mayes.

Vote: Ayes – Eisenberg, Mayes, Taylor, Wade
Noes – None
Carried.

Scheduling of Pictures for Web Site

Mayor Wade would like to get updated photos of the Board, DPW, PD and Clerk. We will photograph the Board before next month's meeting.

Request Bids for Oil and Propane

Mayor Wade said we put bids out for oil and propane last year and asked if the Board would like to do so this year.

Trustee Eisenberg moved to advertise propane and gas for bid, second by Trustee Taylor.

Vote: Ayes – Eisenberg, Mayes, Taylor, Wade
Noes – None
Carried.

B&L Proposal for EV Charging Station

A proposal for \$3,500 was received from B&L. Mayor Wade will ask if Clarissa Walrath can assist.

SPCA Contract for 2022

The Chenango County SPCA Agreement for calendar year 2022 was presented for signature. The fee for dogs remains the same at \$75.00.

Trustee Taylor moved to direct Mayor Wade to sign the Chenango County SPCA Agreement, second by Trustee Mayes.

Vote: Ayes – Eisenberg, Mayes, Taylor, Wade
Noes – None
Carried.

CORRESPONDENCE: Incoming - None

Outgoing - None

ADDITIONS TO THE AGENDA:

Trustee Eisenberg asked about holding a special meeting concerning the Police Department. There was discussion previously about the extra monies from not hiring a replacement officer and where they should be allocated.

A date of September 27th was suggested at 6:30 PM in the Town Hall

Superintendent Webb said that there are issues with Newton Creek bank erosion. Since the State Project on 206, there are higher volumes of water coming into the creek. Town of Guilford has helped out immensely with trucking the gravel out of the creek.

DEC has been in contact with the State. Chenango County Soil and Water has also been contacted.

Superintendent Webb said that we got an increase in CHIPS Funds and would like to use them to buy a John Deere utility tractor.

He will check with Clerk Parsons to be sure there as enough left in CHIPS funds.

Chief Caratelli said Fire Arms training will be October 9th.

ADJOURNMENT: Trustee Eisenberg moved to adjourn at 8:39 PM, second by Trustee Mayes.

Mayor Wade adjourned the meeting at 8:39 PM.

Brenda L. Parsons
Clerk/Treasurer

DRAFT