

## **Village of Lima Board Meeting**

July 27<sup>th</sup>, 2021

**Present:** John Skiptunas, Mayor; John Wadach Deputy Mayor; Trustees Joshua Petraitis, Brian Smith and Carolyn Fleming.

**Others Present:** Matthew Lenahan, Attorney; Elissa Sackett, Clerk; Ben Luft, DPW Supervisor; Mike Finucane, Captain Lima Ambulance; Meg Rose, Chief Lima Ambulance; Chris Preston, Lima Library Trustee; Leslie and John-Ryan Samarra; Andy Luft; Pathstone Representatives Jason Sackett and Devon Chapman; Roger Langer, GLA; Matt Tomlinson, Marathon; Betsy Brugg, Woods, Oviatt and Gilman.

The meeting of the Village of Lima was called to order by Mayor Skiptunas at 7pm Tuesday, July 27<sup>th</sup>, 2021 and opened with the Pledge of Allegiance.

### ***Motion***

Motion was made by Trustee Smith and seconded by Trustee Fleming to approve meeting minutes from July 13<sup>th</sup>, 2021. Motion passed unanimously.

### **Guests**

#### **Chris Preston – Lima Library Board Trustee**

Ms. Preston was present to discuss a potential crosswalk between the National Grid substation on Genesee Street to the library. She said that there has been quite an increase in foot traffic at the library, and not having a crosswalk is a potential safety hazard. She also asked if concrete could be poured as there appears to be a ditch where the sidewalks meet. Mr. Luft said that he would take a look at the sidewalk and see if something could be poured. Ms. Preston said that the library would be sending a formal request in writing to address the crosswalk issue, but she wanted to discuss with the Village Board in person first.

#### **John-Ryan Samarra – Eagle Scout Project**

Mr. Samarra was present to discuss his potential Eagle Scout project with the Board. He would like to build a community garden for the Village of Lima with 32 individual plots on a 50'x50' piece of land surrounded by a 6 ft tall fence. His request included building the community garden at Mark Tubbs Park at the blue Bird Crossing sign near the shelter. Mr. Samarra passed around a handout with additional facts and a design sketch of the garden. He explained that the garden itself would be built this fall, and planting would begin in the spring. Individuals would be able to donate any excess produce which would be donated to a local organization. Questions arose as to maintenance of the garden, location and longevity. Trustee Smith invited Mr. Samarra to attend the next Park's Commission meeting to discuss the project.

#### **Meg Rose, Mike Finucane and Andy Luft – Ambulance**

Chief Rose stated that it was brought to her attention that currently the Ambulance does not have an active fire system at the base. She also stated that the emergency phone along the side of the building no longer works. It appears that the phone has been down since early April. Mr. Andy Luft explained that the emergency system at the building is now obsolete and everything will need to be replaced. Chief Rose also stated that the key fob system currently has deficiencies and will need to be replaced as well. Mr. Andy Luft stated the cost to complete all work necessary at the Ambulance building would be under \$2500.

### ***Motion***

Motion was made by Deputy Mayor Wadach and seconded by Trustee Smith to have all building emergency systems (fire system, emergency phone and key fob system) fixed at the Ambulance. Motion passed unanimously.

Deputy Mayor Wadach asked about the temperature controls at the Ambulance. He suggested seeing if the zones could be put on a timer to keep heating and cooling costs down. Chief Rose stated that she would like to look at installing motion lights within the building.

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### **Jason Sackett, Devon Chapman, Roger Langer, Matt Tomlinson, Betsy Brugg – Cobblestone Green**

The development team for the Cobblestone Green project (Pathstone) was present to reintroduce the project to the Board. Mr. Sackett and Ms. Chapman gave a background of Pathstone and what exactly they were looking to accomplish with the Cobblestone Green Project. Mr. Tomlinson discussed the renderings of the project. He explained the property would consist primarily of duplexes consisting of 1–3-bedroom units. Sidewalks would be on both sides of the development, extending to 15A (by Crossroads Apartments), and a private road would be built at the end of McDonald Drive. Water and sewer lines would also be private and run off the line that feeds the water tower. All maintenance on the property including but not limited to snow removal and lawn care would be handled by Pathstone. The Board asked questions about the property, with a main concern revolving around the implementation of a PILOT (payment in lieu of taxes). Deputy Mayor Wadach expressed budget concerns as a factor when looking at the PILOT. Clerk Sackett explained that there are other revenue streams that would be coming in should the project move forward (water/sewer revenue, building fees). Mr. Sackett explained that in order for the project to score high enough, support from the board would be ideal. After discussions, it was stated that the Board would agree to the resolution presented by Pathstone, with adjustments made to the last paragraph stating that the Board authorizes consideration of a PILOT to be proposed by the developer.

#### ***Motion***

Motion was made by Trustee Fleming and seconded by Trustee Smith to support the Cobblestone Green project presented by the Pathstone Development team, with adjustments made to the last paragraph of the resolution, thus not committing the Village to a PILOT at this time, but leaving it open for discussions in the future. Motion passed unanimously.

### **DPW – Ben Luft**

Mr. Luft discussed that Alex White is almost at the end of his 6-month probationary period. He said that he is doing an excellent job and would like to take him off probation now. Once off probation he will receive his \$1 raise. Mr. Luft stated that Brian Crye's last day with the Village is the 23<sup>rd</sup> of July and that his replacement, Larry Teta is doing a good job and seems happy so far.

#### ***Motion***

Motion was made by Deputy Mayor Wadach and seconded by Trustee Petraitis to take Alex White off of probation. Motion passed unanimously.

Mr. Luft discussed several projects going on in the Village. He said that Fineline Pipeline (15A Water Main Project) states they will start digging up water valves either this Thursday or next Monday. Once they finish that they will begin with replacing the actual water main. Mr. Luft said they will not start on the water vault at Lima Baptist just yet as the parts needed are on backorder. Mr. Luft stated the sidewalk project is moving along. Currently the DPW crew is working on catching up on topsoil and the subcontractors have started to pave the necessary areas. He also discussed the cell towers going back up on the water tank. The AT&T tower has been placed; the Verizon tower is still not up. The Village received notification that the Verizon tower needs to be updated which may be why it hasn't gone back up yet. Once the tower is placed back on the tank, he believes that they will be responsible to inspect all the nuts and bolts.

The LED Street lights are currently being replaced around the Village. The project started last week and a majority of the project should be completed within 2 weeks. Ben Luft is currently working on replacing the street light pole that went down during the storm 2 weeks ago on Hogan Ave. He is hoping to have it back up and working by the end of next week.

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Mr. Luft and the Board discussed the serenity garden memorial for Paula Tubbs at Mark Tubbs Park. He said that there have been several emails back in forth regarding the location of the memorial and the design. He asked that someone meet him at the park so he can see exactly where the garden is going to be placed. Once he has the exact location, he and the crew can start to dig at the park. Mr. Luft also asked that the Town be kept in the loop as to what is going on and make sure that they are on board with what is going to be happening at the park.

### **Clerk Report – Elissa Sackett**

Clerk Sackett gave an update on the AUD. She stated that per EFPR a request for an extension has been made. EFPR wants to make sure that they have everything necessary regarding the Capital Projects since the Village is required to have a single audit completed this year. She also discussed the Crossroads Council bank account. She stated that she discussed this account with EFPR, and it was suggested that this account be moved away from the Village. Attorney Lenahan agreed and stated that once the Crossroads festival was over it would give the council a year to get everything changed over.

Clerk Sackett discussed the updated service contract from Bernard Donegan's office. This covers services for the fiscal year 2022-2023 and 2023-2024 and lists the price of the budget, as well as the hourly cost of work completed. The Village would only be billed for services completed; if the Village were to decide that they do not want Donegan's office to complete work (ex: budget), then we would not be required to pay the entire cost.

### ***Motion***

Motion was made by Trustee Smith and seconded by Trustee Petraitis to authorize Mayor Skiptunas to sign the contract letter outlining services offered by Bernard Donegan's office for fiscal year 2022-2023 and 2023-2024. Motion passed unanimously.

Clerk Sackett discussed the ARPA (American Recovery Plan Act) funds. The Village has received the first payment in the amount of \$102,963.93. She stated she attended a webinar provided by EFPR which outlined how these funds can be utilized. She also said that NYCOM has a webinar coming up on August 4<sup>th</sup> and said she would be attending that one as well. There are very limited items that these funds can be used on regarding infrastructure. Deputy Mayor Wadach asked Clerk Sackett to reach out to EFPR regarding what is considered existing debt.

Clerk Sackett discussed that she would be on vacation starting August 11<sup>th</sup> through August 18<sup>th</sup>. During this time Deputy Clerk Radomski will be covering her shifts. She stated that financial items will need to be completed including payroll and signatures on checks to be paid. She having Deputy Clerk Radomski added to the Village bank accounts so she could complete financial transactions in her absence.

### ***Motion***

Motion was made by Deputy Mayor Wadach and seconded by Trustee Fleming to authorize Deputy Clerk Jane Radomski to be added on to the Village bank accounts at Five-Star Bank. Motion passed unanimously.

Lastly, several invoices were available to the board for review/approval. Payments were the following:

- Ambulance Fund: \$730.44
- General Fund: \$17764.50
- Sewer Fund: \$7700.79
- Water Fund: \$20657.25
- Capital Water: \$5498.50
- Capital Sewer: \$10014.70
- Grand Total: \$62366.18

### ***Motion***

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Motion was made by Trustee Fleming and seconded by Trustee Petraitis to authorize payment for said invoices. Motion passed unanimously.

### **Business**

**Lima Ambulance** – Trustee Fleming said she has been in contact with Chief Rose regarding hosting a Stretch Energy Class for 4 hours. Chief Rose said that the conference room would be available for all dates except the dates of the Red Cross Blood Drives. She hasn't received confirmation from the Red Cross as to what dates the drives will be held, but she will let Trustee Fleming know as soon as she has them confirmed. Deputy Mayor Wadach said he would be in touch with NYSERDA (New York State Research and Development Authority) regarding setting up a training.

Trustee Fleming also said she has been looking into EAP services for Ambulance personnel. Crisis services for personnel and their family are covered through our insurance with NYMIR. We will reach out to Jackie Shaffer for more information on how to utilize these services.

Questions arose as to why the Ambulance receives their fuel from the school rather than filling up at the DPW. Mr. Luft gave several reasons as to why, such as the tank not being metered so it is not possible to track. He also explained that the Ambulance could pay to put in a tank and have it filled for usage, but since the school purchases off of the state bid as well, it really isn't worth putting the money into a tank.

**Buell Ave Flooding Issue** – Mayor Skiptunas and Deputy Mayor Wadach were both contacted by Joanne Magar about the flooding issues on Buell Ave. Mr. Luft stated that this only happens when there is constant rain like we recently had, and that this has been an ongoing issue for years. He said that he wants to check the drainage and see if there is an obstruction that is causing the water to be backed up. He plans to get a camera and snake the line first and then from there they could come up with a solution.

**Fire/Ambulance Contract** – Attorney Lenahan printed draft Ambulance and Fire contracts between the Village and Town for the 2022 calendar year. Mayor Skiptunas stated that he has a meeting scheduled with Supervisor Falk on August 12<sup>th</sup> to discuss. He said that he has asked Chief Rose to send him a spreadsheet with the number of calls answered and a breakdown as to if they were for the Village or Town.

**Zombie Properties** – Trustee Fleming has been diligently researching Zombie properties and how the Village can utilize these. She stated that there is a NYSDFS disclosure database for zombie properties. Municipalities can receive grants for said properties but it can be costly. There are also grants through the DEC and the Village can get on the list. Villages can also claim properties that are up for tax foreclosure. Trustee Fleming passed around a handout showing several zombie properties around the Village that may be obtainable for the Village.

**Don Schenkel Property Use** – Trustee Fleming said that she had spoken with Mr. Schenkel and he said that he isn't looking to do anything with his property currently. Trustee Fleming stated she will send him the zoning laws that apply to his property.

### **Roundtable Discussion**

Mayor Skiptunas said that he had a meeting with Louise Wadsworth about the mural being painted next summer by Johnny B's. He said that the Economic Developer states the mural will be paid for and no fee will be charged to the Village. Current design plans incorporate painting famous Lima residents Kenneth O'Dea and Henry Jarvis Raymond, as well as painting a soda fountain.

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Mayor Skiptunas said that he finally received a call back from Livingston County Water Sewer Authority (LCWSA). He had reached out to them when we were unsure if the Village would find a Waste Water Treatment Plant Operator before Mr. Crye left. He has a meeting with them regarding what they can do for us in the future.

Deputy Mayor Wadach asked if anyone had a chance to reach out to Chief McGrath (Fire Department) regarding the iPad usage. Liaisons will reach out or discuss with Chief McGrath at the next department meeting.

Deputy Mayor also asked if there was any news about George's restaurant. The parcel is nonconforming and has it has been well over a year since the business has been closed. Suggestions were made to have Codes reach out to the property owner to see where he stands with the parcel.

Meeting adjourned at 10:30 pm.