

VILLAGE OF TANNERSVILLE
BOARD OF TRUSTEES
REGULAR BOARD MEETING
THURSDAY, JANUARY 8TH, 2004

A regular board meeting was held by the Village of Tannersville Board of Trustees on Thursday, January 8th, 2003 at 7:00 pm in the Village Hall.

Present: Glenn Weyant, Mayor
Edward Legg, Trustee
Paul Morra, Trustee
Robin Castle, Clerk

Also Present: Keith Griffin, CEO for the Village of Tannersville, Donna Weyant, Jeff Prince, Christopher Morley, Jeff Staley of JNS Enterprises, Veronica Palterovich of Catskill Development LLC, Mark Lakshin of Catskill Development LLC.

The Mayor opened the board meeting with the Pledge of Allegiance.

Trustee Morra Made a motion to approve the previous board meeting minutes and public hearing minutes from December 15, 2003 pending the following corrections made:

- In Trustee Legg's report of the December 15th, minutes, there was a drainage problem in front of the high school not a water leak.
- Also, there is no set back on main street

Trustee Legg seconded. All in favor, motion carried.

Trustee Legg made a motion to approve the minutes from the Joint Public Hearing with the Town of Hunter on December 29, 2003. Trustee Morra seconded. All in favor, motion carried.

The Mayor then gave his report.

Mayor's Report:

* On December 22 the Village Clerk and Building Inspector met with Andy Raymond from the NYS Archives to discuss the possibilities of funding from another SARA Grant. We would like to make some of our records available to the public via the internet on our municipal website: i.e. Resolutions, local laws & ordinances, minutes, etc.

- On December 29, the Board met with the Village attorney and Kathy VanValkenburg, the Village Court Clerk to discuss fines in our proposed V&T law.
- On December 29, the Village held a joint Public Hearing with the Town of Hunter at the Town House in regards to the annexation of Catskill Development LLC. Into the Village of Tannersville.
- As of this evening, the Village board has not received a list of questions and concerns stated by the down that were supposed to be in the Clerk's office Monday.
- On January 2, met with Bob Tait, The Building Inspector, and Joe Meyers from Severn Trent to discuss new connections for water in Trailhead Village.
- Received a letter from the DOT in regards to another crosswalk in the Village. Their suggestion is to put it at the intersection of Church Street

and 23A. It would be safer and more practical, and can be put in as soon as we get a chance to make the sidewalks handicap accessible.

The Mayor recommended that Trustee Legg be given a copy of the letter from the DOT.

The Mayor went on to state that on the 14th of January he will be meeting with Frasers and Severn Trent for an organizational meeting for a master plan for the Village. The Mayor asked Trustees Morra and Legg to poll people from the community as well as Jeff Prince. We are going to receive a \$15,000 grant from the Department of State for this Master Plan Project.

The Mayor asked the Clerk to get a hold of Sean Byrne from the Hunter Foundation, Peter Finn and the Greene County Planning Board, specifically Warren Hart.

The Mayor stated that he met with Barbara Sturnum from the Youth Center on Monday and she reported that they were awarded \$10,000 from Troy Savings Bank. They also discussed that the Youth Center would like to take over the Camp program in the summer. That way there are more educational programs available to the kids as well as events at the park.

The Mayor then administered the report from the Building Department.

Building Department Report:

There were (0) Building permits issued.

There were two (2) C/O searches

Property Tax Number

166.17 – 1 – 24 James E Meigs 181.01 – 1 – 20 Janet M. Mazza

Quick Books was installed on CEO computer and a list of Jobs was compiled. Work on the Yacht Club has postponed any further activity

Meetings were held with the architect for The Yacht Club attended by Jeff Prince for the first Meeting. Tom Hangarter's new Lawyer was present at the second meeting where Industrial Standards for Blue prints were again the subject. With The mayor present it was agreed that we " the village " would allow them another two weeks to produce a set of plans that meet NYS codes.

The Mayor and building inspector also met with Kevin Melvinado a lawyer representing Thomas Hangarter and Carl Zicola and architect.

The Mayor then turned the floor over to Trustee Morra to give his report.

Trustee Morra's Report

Board of Water Commissioners & Garbage Dept.

- The Men replaced a curb box at a residence on County Rt. 16
- They will also be tapping 8 new connections at Trailhead Village as well as 8 new curb boxes.
- Took water equipment up to the water plant for storage

- The men stated that the garbage is getting to be too much to pick up with the dump truck. They are taking 4 loads of garbage at least to the dump on Mondays.

Trustee Morra recommended that we keep on looking for a garbage truck. Our compactor on the existing truck is still good.

- Delinquent notices went out for all accounts 90 days past due
- We have 3 new water customers.

The Mayor interjected and asked Mr. Griffin if when they go over to Trailhead if they would include Trustee Legg because he has some experience on the issues at hand.

Trustee Legg then gave the Highway Department Report:

The major business with the highway department was that we put in a purchase order for a new bobcat. We were offered \$2500 for a trade in for our existing one but we will just keep it and try to sell it for more later.

- The men continue to plow and sand the roads as needed.
- They are also cleaning out culvert pipes due to the substantial rain that we have had.
- In the ford pick up:
 - They replaced the beacon
 - The clutch master cylinder
 - Slave cylinder
 - Repaired 2 brake lines
 - A hydraulic line for the low
- The transmission was replaced again for the third time in the Dodge pickup.
- They replaced the front spring on the wing of the International plow.
- They replaced the right rear tire on the Backhoe
- Keeping up on the maintenance of the Village Vehicles.

Trustee Legg suggested that the Clerk look up the state bid prices for a new truck as well as a chassis for the garbage.

The Mayor then proposed resolution #1 of 2004 stating the polling place in the Village of Tannersville and hours for the Village Election on Tuesday March 16, 2004.

Trustee Morra made a motion to approve resolution #1 of 2004. Trustee Legg seconded. All in favor, motion carried.

The Mayor also proposed an agreement that the Village has done with the Hunter Chamber of Commerce for publicity and advertising of Village events in the exchange of a \$200 fee (from the Publicity fund) be renewed.

Trustee Legg made a motion to approve this agreement. Trustee Morra seconded. All in favor, motion carried.

The Mayor then went over the financial status of the Village:

Water Checking: \$10,000	Water Money Market: \$50,000
General Checking: \$10,000	General Money Market: \$75,000 (expecting \$15,000 from the Dept of State for our Sump Pump project grant.

Publicity: \$1,017

Garbage: \$200

The Village has about another \$200,000 worth of revenue to collect in 5 months. The Village's financial situation is in good condition.

The Mayor brought up the suggestion that in the next few months or so, the Village may be able to set up capital funds for things like replacing the Village vehicles or perhaps a new Fire truck for the Fire Department every 10 years.

The Mayor then introduced Jeff Staley from JNS Enterprises to talk about a possible communications tower in the Village on one of the water towers.

Jeff Staley, President of JNS Enterprises, took the floor and gave a presentation on the Municipal Tower Ownership Program, about his company and what his company could do for and with the Village:

- JNS Utilizes municipal property and evaluates property to see if it is feasible for a communications tower.
- Then Develops Management agreement: JNS Enterprises Designs, constructs and maintains the facility. In return the revenue is split 50-50 between the Village and JNS with the rights to JNS.
- At the end of the agreement the Village owns the tower not JNS.

Jeff also took a look at 2 proposed sites for the communications, the Sunview Water Tower, and Village property at the water plant.

He stated that personally the site at the Sunview tower doesn't have a lot of land and is too close to a residential area and no one is going to want to look at that tower everyday.

On the site at the Water plant, Mr. Staley is optimistic about this location. It is away from residents and would be easier to contain the facility. Technically he thinks that this site would work.

Trustee Morra asked who's responsibility it was to take care of the maintenance.

Mr. Staley replied that it was JNS's responsibility. They oversee the carriers and what goes up on the tower, the lease agreements between the carrier and the Village. They collect the revenue from the carriers then disperse the Village's share.

He also stated that they don't do anything without the Village's consent. The Village supplies the property, JNS supplies everything else: construction, design, maintenance and collection of revenue. In return the Village gets half of every dollar earned from the tenants of the tower.

The Mayor stated that he wanted to know if they could use the existing water tower structures.

Mr. Staley stated that yes they could be used but the problem was that in a few years the tower will need to be painted, they are hard to weld to, the water may need to be contaminated, or the tower itself may be replaced.

If the tower is placed on land the water department problems with maintenance is eliminated.

The Mayor stated that the tower is there and can be used.

Mr. Staley stated that another reason why putting the tower on top of the tank is not a good idea is because it would be hard to get more than one carrier/tenant to come to participate on the tower. Most carriers will not think that there is not enough space. If the towers are on the ground, they can be expanded to fit the number of tenants that grow. There are different designs that are expandable and could use a 75' x 75' or up to a 100' x 100' space but can work in a smaller space. A typical tower in this program is a 3 legged lat line structure. It is sturdy and isn't that noticeable unless you are looking for it.

Trustee Morra inquired about a tree design tower, and Mr. Staley replied that that design costs 10 times as much as the basic 3 legged lat structure and if the tree was chosen, that the Village may not see revenue for up to seven years to when the cost of the tower is down to a more affordable level.

He also noted that if that's what the Village wants then he is not going to overturn a boards decision. The Board gets what they want.

Trustee Legg then asked how much environmental resistance JNS has gotten.

Staley stated that he has had no resistance from anyone, but that's not to say that there aren't a handful of people out there that are apposed. He also stated that they don't build these facilities unless they can stand behind their products.

The Mayor asked if Mr. Staley could provide the board with additional concept designs such as a flag, etc. and also if both water towers could be used and the tower on the east side is empty.

Mr. Staley stated that both towers could be used however the east side tower has limited land space and most carriers want a 12X20 space to put a building for their use and equipment. Others put up cabinets. Ground space is needed. There are limited options with the towers themselves however they are viable.

The Mayor stated that the land at the water plant will be researched.

Trustee Legg suggested that the right of way to the water plant needs to be looked at as well.

The Mayor also brought up the point that the Village owns the land at the sewer treatment plant.

The Mayor also stated that the Village is always looking for additional sources of revenue.

Mr. Staley also stated that this is a tremendous revenue opportunity.

He would love to schedule an appointment to come back and go over additional things and follow up an official proposal to the Village.

The Mayor then turned over to Christopher Morley who had a problem with his water bill.

Mr. Morley's address was somehow changed and had an incorrect address on his water bill. He requested that the late penalty be waived since he didn't get the bill on time.

The Mayor stated that the water bills were sent out in October and Mrs. Morley came in last week.

The Mayor stated that the address needed to be corrected and the penalties were to be waived but Mr. Morley shouldn't have waited so long to pay their bills.

The Mayor apologized for this inconvenience.

The floor was now turned over to Jeff Prince. He introduced Veronica and Michael from Catskill Development and stated that they are going to all town and Village board meetings from now on to see where things are going.

They are working with Frasers and they have indications of well drilling sites. They are also looking at affected aquifers and supplied the board with data from Titan Drilling Corp.

In addition to the water tower location, there is a recommended site on the developments property that is expected to produce a very high yield of water.

Trustee Legg stated his concern that if the well is drilled on the property then they have to provide a transmission line to the water plant.

The Mayor stated that what they would have to do is put in a pump house to chlorinate and filter the water.

Trustee Legg also questioned what the wells would yield at a pumping rate because the ones at Cortina didn't have a very high pump yield.

Jeff Prince stated that with in the week Titan and Fraser should have more proposed well sites that can be looked into.

Trustee Legg then asked Jeff Prince weather or not that property with the well and pump house would belong to the Village.

Jeff Prince stated that he was not aware of the legalities.

The Mayor then stated that the Village would probably get an easement on the property and transmission and set aside the area.

Jeff Prince stated that they would not have a problem with that and that the engineers feel that they are going in the right direction and feel confident that with the added source of water that this shouldn't be an issue with the neighbors with wells.

Trustee Legg asked what the timetable with Frasers was and if they were pressing the fact that the annexation probably depends on what they are doing.

Jeff Prince Stated that they are working around the weather and by the end of next week they hope to go to the next step. They are also waiting for the finalized copy of the Memorandum of Understanding.

The Mayor stated that Tal was making the necessary corrections and would have it as soon as possible.

Jeff Prince stated that he was aware of the 45 day period and hopes to accomplish much of this project within that period.

Jeff Prince also stated that they have a draft letter to the DEP in response to their denial of any sewer hookups for the project. They haven't seen any of the plans or had any input on this project.


The Mayor stated that he is working with some people in regards to the letter from the DEP and was dissatisfied with how Gail Buchman handled it. He also stated that Pat Mehan has a good relationship with the DEP and the Commissioner.

Jeff Prince stated that they need our help with the DEP for the sewer protection. This sewer hook up would be more beneficial in protecting the water then septic tanks leaking in the ground.

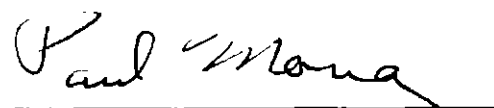
Jeff Prince also provided a letter stating that Catskill Development is a legal corporation.

He also stated that he would like to go through the SEQRA process and would appreciate any help from the Village in this process with the Sewer issue.

Trustee Morra made a motion to close the Board Meeting. Trustee Legg seconded. All in favor, motion carried.



Glenn Weyant, Mayor



Paul Morra, Trustee



Edward Legg, Trustee