

VILLAGE OF CAMBRIDGE
56 NORTH PARK STREET
CAMBRIDGE, NEW YORK 12816

MINUTES FROM DECEMBER 3, 2014 BOARD OF TRUSTEES MEETING

In attendance:

Josh Lindy, FitzgeraldMorrisBakerFirth

John Patterson

Trustee Steve Robertson

Trustee Carman Bogle

Trustee Sara Kelly

Lester Losaw

Chris Cavalierre We

Michael Telford

Mayor Valerie Reagan

Chief George Bell

Ashleigh Morris, the Eagle

Richard Sweeney

Trustee Richard Lederer-Barnes

1. 7:02 – Started with Pledge of Allegiance
2. Mayor determined no one was here for the hearing on Local Law 1-2014 (Indemnification Law), however Mayor opened public hearing at 7:04 for Local Law 1 of 2014 and stated it would remain open until 7:30p.
3. Mayor gave Ackley update – ongoing project since 1999. Mayor gives background of our taking down the building under our “Unsafe Buildings Law.”
 - a. Josh Lindy, attorney representing Cambridge in Ackley Demo, gave background on inquest and current status as far as obtaining judgment from owner (Mr. Colin Schroeder).
 - b. Demo order goes to Judge (get by beginning of next week); then about 10 days later it gets filed. We can start pre-work now, then demo when demo order filed by judge.
 - c. Jesse Zahn: Biggest change was that the engineer from Ryan Biggs found the building moving laterally and dangerous. Based upon the structural engineers finding, the bid and change procedures required external demolition (change of conditions). We needed to protect O’Hearns from imminent collapse and protecting Imhoff building. Additional Pre-work items:
 - i. Pharmacy Wall (steel posts in concrete)
 - ii. Bracing on back of property

- iii. Imhoff wall bracing
- d. Review of spreadsheet of current and projected expenses for the demolition.
- e. If we're going to do the demolition mechanically, will there be savings based upon less time required? Jesse will look at potential cost savings.
- f. Mayor states that we are looking like demo will begin in approximately a week and half.
- g. Motion:

MOTION:	Repeal previous motion relative to \$300,000.00 loan for Ackley demo (October 2014)				
Made by:	Trustee Lederer-Barnes				
Second by:	Trustee Kelly				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y

- h. Motion:

MOTION:	Take out Bond Anticipation Note (BAN) not to exceed \$500,000 for Ackley Demolition completion and associated costs.				
Made by:	Trustee Bogle				
Second by:	Trustee Kelly				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y

- i. Motion:

MOTION:	Pay \$68,000 (50%) to Dan's Hauling on mobilization for protective bracing/wall for Ackley as required once invoice is received.				
Made by:	Trustee Lederer-Barnes				
Second by:	Trustee Robertson				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y

- 4. Motion:

MOTION:	Close public hearing on Indemnification Law at 8:02p				
Made by:	Trustee Bogle				
Second by:	Trustee Robertson				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y

5. Vote on Indemnification Law

MOTION:	Pass local law 14-1 (Indemnification Law).				
Made by:	Trustee Kelly				
Second by:	Trustee Robertson				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y

6. Hospital update. Special meeting Dec 10, 7:00p To meet with developer and engineer. Outline of PDD discussed. Mayor will coordinate with planning board. Question: When will we hire (at developers expense) and engineer or consultant to represent us in this process?

7. Sealed bids for snow removal. Gets reimbursed by state. Foster Landscape (\$65/hour), V+R (\$70/hour), K+L (\$60/hour).

MOTION:	Accept all three bids (Foster, V&R, and KNL) as submitted for snow removal services.				
Made by:	Trustee Robertson				
Second by:	Trustee Lederer-Barnes				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y

8. Minutes approval:

a. 10/17 Special Board Meeting minutes

MOTION:	Approve minutes for 10/17 Special Board Meeting as written				
Made by:	Trustee Lederer-Barnes				
Second by:	Trustee Robertson				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Abstain	Y	Abstain

b. 11/5 Board minutes.

MOTION:	Approve minutes for 11/5 Board meeting as written				
Made by:	Trustee Kelly				
Second by:	Trustee Lederer-Barnes				
Vote:	VR	SR	SK	RLB	CB
	Y	Abstain	Y	Y	Y

- c. 11/20 Board minutes should be corrected to show more clearly who is speaking during Mr. Raviv’s portion.

MOTION:	Approve minutes for 11/5 Board meeting as corrected				
Made by:	Trustee Bogle				
Second by:	Trustee Kelly				
Vote:	VR	SR	SK	RLB	CB
	Y	Abstain	Y	Abstain	Y

9. Treasurer’s Report:

- a. Motion – accept abstract of unpaid pending review...

MOTION:	Accept abstract of unpaid vouchers pending review of individual vouchers				
Made by:	Trustee Robertson				
Second by:	Trustee Kelly				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y

- b. Treasurer suggests that Treasurer’s report should be complete as of a 60 day look-back period, not 30 day.

10. Mayor’s Report

- a. Dec 10 “hearing” for Mr. Gideon Raviv’s planned Cambridge Club Inn at the site of the former hospital was discussed:
 - i. Trustee Robertson wants to know how we can have Village Board meeting same time as Planning Board Meeting.
 - ii. Mayor states that the hospital project should be put together as a Planned Development District (PDD). Board concurs that it is in the best interest of the village to have it be a PDD.
 - iii. Meeting on Dec. 10, Village Board starts, then hands over meeting to Planning Board.
 - iv. Mayor will meet with Trustee Lederer-Barnes, Richard Sweeney of the Planning Board, and Village Attorney John Patterson to discuss Dec 10. Lance will set up. Lance will also set up call with Gideon for the Mayor.
- b. Lakes to Locks project is seeking annual contribution funding.
- c. State Auditor, reviewing village finances here through month of December.
- d. Discussed water tests by New York American Water finding copper levels high.

11. DPW:

- a. Discussed firehouse and village offices roofs and DPW cert prior to processing invoice.
- b. DPW wants to close the brush dump for the winter.

12. Police: See report

13. Youth: See report

14. ZEO: Discussed his current actions, and Cumberland Farms sign issue (sign request denied, was too big).
15. Assessor: PILOT draft updated. Mayor will meet offline with John Patterson to discuss. Do we need a motion to sign amended PILOT?

MOTION:	Allow Mayor to approve PILOT and empower mayor to sign tax exemption agreement predicated upon clearance from village attorney relative to original agreement				
Made by:	Trustee Kelly				
Second by:	Trustee Bogle				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y

16. Motion:

MOTION:	Revert to executive session for contract issues and negotiations				
Made by:	Trustee Kelly				
Second by:	Trustee Lederer-Barnes				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y

17. Motion: 10:10pm

MOTION:	Reconvene Board meeting				
Made by:	Trustee Bogle				
Second by:	Trustee Robertson				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y

18. Motion:

MOTION:	Adjourn				
Made by:	Trustee Robertson				
Second by:	Trustee Kelly				
Vote:	VR	SR	SK	RLB	CB
	Y	Y	Y	Y	Y