

THE RUSHVILLE VILLAGE TELECONFERENCE BOARD MEETING

APRIL 13, 2020

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DATE: 4/13/2020

TIME: 7:00 pm

PLACE: Via teleconference

ATTENDEES: Mayor John Sawers, Deputy Mayor Holly Krossber, Trustee Mark Fargo, Trustee Chandra Gilman, Trustee Doug Rigby, Clerk Joanne Burley, Reading Center Director Dodie Baker

The Mayor called the meeting to order at 7:00 pm. We won't have the salute to the flag tonight. The Mayor recognized Art, Mike, Tim, Dodie and Joanne for being on top of things during this difficult time. Kudos to them.

The Mayor asked if there were any additions or corrections to the March meeting minutes. Clerk Joanne asked if she could interrupt for a moment. Clerk Joanne announced that because this is a teleconference call, she has to record every word that is spoken so if we could not have a lot of chit chat, I would appreciate it.

The Mayor said thanks Joanne

RE: Approval of Minutes:

The Mayor asked the Trustees if there were any corrections to the March minutes. Trustee Doug Rigby said under the heading of Streets. It would sound better if it said, "should be a little better and much safer". Trustee Chandra Gilman said on the 2nd page also under streets it should say near Water Street bridge. Trustee Mark Fargo said under Reading Center it should say her volunteers instead of here. Trustee Holly Krossber said I don't think there should be an apostrophe in volunteers. Mark said it is plural not possessive. She said discuss should have 2 s'. Chandra said and there was in there twice. Clerk Joanne said we need a motion. Trustee Chandra Gilman said with those corrections I make a motion to approve the March 9, 2020 minutes. Trustee Mark Fargo made a 2nd to that motion. Clerk Joanne asked everyone to say their name before they speak so she knows who is speaking. Mayor said all in favor. All responded yes. Clerk Joanne said we need to take a roll call vote. Please say you name before you vote. Mayor – yes, Holly yes, Mark – yes, Chandra – yes, Doug – yes, Motion carried.

RE: Communications, Petitions & Guests:

The Mayor said we have some guests. He asked Jim Loomis if he would like to go first. He said he had Pat Stringer and Ron Milton also on the call. He thanked the board for letting him speak. He promised to get right to the point. We have expressed interest in the Martin Building property in the past. We were not in a position to make an offer on it financially. We are headed in that direction. However, there are some caveats. We will be making an offer. It will be substantially lower than what you are hoping to get out of the property. I would like to explain why it might be a good reason for the Village to think about taking this offer. We have been raising money. We had a pig roast last Spring/early Summer. We are picking up some money. We are not anywhere near enough at this point. We will be approaching different foundations one being the Yates Community Foundation and we are hopeful that at some point we will pick up enough money from some of these foundations. However, in

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talking to them it seems to be quite clear that they would not be helping us if they thought they would be paying the Village a profit. Their idea is to help people who are in need. There is a time crunch, we have to apply by April 30th. That is why we wanted to attend this meeting.

Jim said he wanted to give you a heads up on what we were trying to do.

I wanted to give you an idea on why we think this building is a good fit for us.

- Friendship House needs a bigger building. If you have been in the Friendship House recently you will know that we are extremely crowded. Each week we are furnishing 14,000 meals for residents of the Marcus Whitman school district. That is tremendous amount of food going through that building. It comes in the back end and goes out the front end. We have to move the food through the entire building. It is a huge task to do and our numbers are continuing to grow.
- We serve over 250 families a month. That means for every month we provide 3 meals per day for every family number. That is why we get up to such a high number of meals we are doing.
- The location in Rushville would be more central in the Marcus Whitman district. We know there are people in Stanley that have probably never heard about the Friendship House.
- It would also be a little easier for the Mennonite community for shopping the thrift shop.
- We would be near other businesses for example the laundry, bank, restaurant and Federal Hollow. All of these things would provide synergy and make a little more business for everybody.

Why would the Village want to accept an offer that is lower than what they have been seeking?

- Bring another business into the Village
- Stop paying the heat and upkeep on the building
- The building needs to be painted.

We would be looking for grants to take care of these things.

In a nutshell these are the reasons why we hope you would seriously consider our offer that we will be supplying in the near future. To carry this on I would pass this on to our Treasurer, Pat Stringer.

Pat said once again Thank you for taking the time to talk to us. I would like to throw out a couple of ideas that may or may not work to get you thinking along the lines that we are thinking. I don't know if the Village would consider a long-term lease on the property. If we were to do a long-term lease it would be a benefit to us as we could get in the building quickly. If we were to do a long-term lease we are nonprofit and it would not be on the tax rolls. If we were to rent the Village would be able to receive rent from us. We could get it up and running and you would have another business there.

The other thing if the Village is not interested in a long-term lease if we make an offer it would have to be with the Village holding the mortgage. It would be very difficult to get financing because there was a service station there and a bank would want an environmental audit done.

Ron is there anything you would like to add? Ron said Jim and Pat have done an excellent job.

Jim would like to finish by adding the people that the Friendship House serves maybe your neighbor certainly there are people that you know. This is something that would help people immensely and that is our goal. To better serve the population of our school district. The Village of Rushville would help to make that a much easier task for all of us.

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Mark had a couple of questions for Jim or Pat. If we do let you lease the building for 6 years do you have a monthly lease payment in mind that you were considering. Pat said it would certainly be something we could negotiate. Pat responded, I didn't say 6 years I said a long-term lease of 40 or 50 years. OK said Mark, but you have no dollar figure in mind that you would offer. I don't mean to put you on the spot but I think it would be info we would like to know. Mark's second question: Have you looked into any Federal Funds? Pat said, we are looking at several other funding sources. Mark also asked are you a 501C organization? Pat responded yes. I would assume you would not be paying Village Taxes. When you have the opportunity to get back to us with the information regarding the lease payment. Pat asked, is there someone we could call to give this info to instead of waiting until the next meeting. Clerk Joanne said she could be contacted at the Village Office.

Jim asked if there were any other questions. Chandra asked if you have a long-term lease who would be responsible for the maintenance on the building. Pat said, I would think the Friendship House would be responsible for the maintenance of the building.

Dave LeClair asked for permission to asked a question. The Mayor said it was OK. What will happen to the building in Middlesex? Are you going to sell or still operate that building too? Jim said we own the building in Middlesex and we would put the building on the market when we are out. They would try to get some revenue out of it. He is not sure what the market would be like for a building like that, but we would use that towards our lease fund and some to our operating costs.

Dave L. asked have you estimated the cost of renovating the building. It seems it would be a pretty substantial amount of money. Do you have funds for that now? Jim responded they are putting together a budget that would account for that. We do not have estimates as of yet. We are putting those costs into our plan when we apply to the foundations.

Joanne asked where would funds come for a lease or mortgage payment. Pat answered we have an operating budget. We get large donations from the churches. The thrift store brings in revenue.

Jim said again, thanks to all.

Emily from MRB Group-

Emily wanted to join the meeting to follow-up from my attendance at the last meeting.

She has helped to secure funding for the Sewer Plant Project and now it is time to try to secure funding for the Water Treatment Plant for the treatment of the Blue Algae. She wanted to provide us some options for the Water Treatment Plant. Whenever we are applying for a grant there is step 1 which is the planning of the Grant. Followed by the construction. Then step 2 is funding for the construction. She looked into a potential grant that Chandra had heard about at a conference. I wanted to provide you some options for potential funding for the Water Treatment Plant & Engineering Reports. The Engineering Report cost could be from \$25,000 to \$50,000 depending on the size of it.

The CDBG grant would allow you to apply for a grant up to \$50,000 for the Engineering Reports and USDA you could apply for the Grant up to \$30,000. Once you get one of the grants for the Engineering Reports you can then apply for CDBG money or WIIA.

You recently qualified for the CDBG Block Grant which would still be available for this project. The Planning Grant would be for the Engineering Reports up to \$50,000 based on your survey from last year. Once you have it you could apply for the Construction funding through CDBG as well as other programs. Most of the Grants would require Engineering Reports'. CDBG could possibly use our previous survey

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but USDA would not. If we went with USDA they use RCAP to provide a survey where they don't go door to door.

So, these are some options to make you aware of. Of course, you could pay for it but I know the Village wants Grants so we will go after Grants.

I apologize for all the information. If anyone has any questions just call me. My phone # is 585-330-0526. I would be glad to walk you through any of this information.

Trustee Holly Krossber had a question. When would we find out how much it would cost to do the Engineering Report? Emily would ask Greg to give us an estimate

Is there match for the Grants? CDBG has a match of 5%. USDA offers up to \$30,000 with a 25% match.

Trustee Mark Fargo asked if there was any advantage to doing an income survey. Emily said it could be an advantage if the income was lower. He also asked if there would be an advantage if you applied for both. Emily said you have to reveal who you are applying to. Emily said that they both have different timelines. USDA runs all the time where CDBG runs from May until July. She said she would reach out to the agencies to be sure that our previous survey could be used. She believes this is the last year we can use our existing survey.

Trustee Holly Krossber said she would be more for the CDBG as they only require 5% match.

The Mayor asked if severity plays a part? Emily said yes that always plays a part.

Trustee Holly Krossber asked if the project has to start by a certain time after the Engineering plans are done? Emily said we would have 2 to 5 years to get the planning done. Any construction grant has a certain timeline to start construction.

The Mayor asked if we want to move forward? Trustee Holly Krossber wants to wait to see what estimate Greg would give and if we can move forward with the 2018 survey. Emily checked and we can use the existing survey. Trustee Chandra Gilman feels we should move forward. Trustee Mark Fargo feels we should go with CDBG for the planning grant. Holly agreed, Doug agree, Mayor agreed.

Trustee Chandra Gilman made a motion to have MRB do the grant at a cost of \$3,500. Trustee Holly Krossber made a second to that motion. Holly – yes, Mark-yes, Chandra-yes, Doug-yes and Mayor-yes.

RE: Reports of Committees:

No Reports this month.

RE: Reading Center Director – Dodie Baker

Dodie was on the call and she said she is moving forwarding on programing at home.

New Business:

Bid for water collection: Joanne had given the bid package to all the Board members for approval. Mark was concerned that the bid was so much lower than the others. Holly asked if there were any references. The Mayor said he would check with Greg from MRB. Clerk Joanne got Art on the phone so she could get his feelings. Art said MRB has worked with Fineline pipeline before and we very

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confident in their work. Art said one of the reasons their bid was lower was probably because they have all their own equipment and they don't have to sub contract any of the work out.

Clerk Joanne said she needed a motion to accept the bid offer and to authorize the Mayor to sign the Award Letter. Trustee Holly Krossber made a motion to accept the bid offer and give the Mayor authorization to sign the award letter. Trustee Chandra Gilman made a second to that motion. Mayor-yes, Trustee Holly Krossber-yes, Trustee Mark Fargo-yes, Trustee Chandra Gilman-yes, Trustee Doug Rigby-yes.

Old Business:

Martin Buildings:

The Mayor announced that we have an offer on the Martin Buildings. All the board members received the offer in their packets. The comments were as follows: Trustee Mark Fargo was concerned with taking the machinery as collateral. And he felt we should get more money up front. The bid for the machinery was over a year old and we don't know what condition it is in. He is negative on accepting this offer. Trustee Chandra Gilman and Trustee Holly Krossber also had concerns. Trustee Holly Krossber is still concerned about his judgments. She thought the realtors were looking into it. Clerk Joanne did not think they were. She said we need to officially respond to the offer and say what our concerns are. Trustee Chandra Gilman said she is concerned there was nothing stating anything about late payments or any fees. The Mayor said it has to be rezoned and it is a nightmare. Code Officer Tim Pagel said it would not be a big issue to change the zoning. He felt the way it was listed in the zoning that this type of business was included but Tom Blair feels it should be specific. Trustee Holly Krossber said she would like to see more money down. Trustee Holly Krossber said, "What I could do is reach out to Amanda Grover to see if anyone questioned this guy because I believe they were supposed to question him on these judgments." I would like to know if they are still there or if they have been cleared up. She will contact to Amanda and see where they stand on the judgments. She will let Joanne know what she finds out and will pass it on to the others. The Mayor asked Holly to ask if he would have any other collateral to offer. Clerk Joanne said maybe Tom Blair would be the one to ask that question as he gave us the last offer from his Attorney. The Mayor will talk to Tom Blair regarding the offer and get his feeling. Trustee Chandra Gilman would also like to know about the late payment fee. Because of his late payments in the past. If he was late, we want him to be paying fees. Clerk Joanne said that would be written in the mortgage contract. Trustee Holly Krossber said all those kinds of things would be in the mortgage contracts before it was signed. The Mayor asked if everyone was satisfied. All responded yes.

New Business:

Tentative Budget:

Trustee Holly Krossber had a question on the revenue. How come the money from the fire departments in 2017/2018 the money coming in from Potter and Gorham is one number and then in 2018/2019 show another. Clerk Joanne said she did not realize she was supposed to put the amounts in two different line items. Holly understood. Holly thinks for the future we may want to be looking for more money from the 2 towns. It seems like we should be asking for an increase because of the amount of money we have spent in the last 2 years on our fire department. Clerk Joanne said that Gorham always gives us an increase but Potter does not. Trustee Holly said just something to think about for next year. Trustee Chandra Gilman asked if we knew

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when we received this money. Clerk Joanne said it comes in February as the Towns start their fiscal year the 1st of the year.

Trustee Mark Fargo asked what the difference between the projected amount and the tentative. She explains the projected is for the remainder of this year and the tentative is for the upcoming year.

Trustee Holly under the expenditure she was asking what are the expenditures for the Village Hall, Village Barn. What is paid from that line? Joanne explained some of the things that were budgeted. ie. Doors to replace. Windows to replace. Holly said, "Doesn't that \$10,000 seem high." Joanne said, "She can't answer that as Art did the research on the cost of the items needed." Holly said she is just trying to find some places to cut.

Holly asked why is the \$16,000 for CHIPS showing as an expense. Clerk Joanne explain that it is also showing in the revenues.

Holly also asked about the retirement account. Why is that so high. Clerk Joanne explained that the bill comes from the state, we don't have any control over that amount. They send us a bill in December so we know what we will have to pay.

The Mayor asked if there was anything else. Joanne did say that it was recommended that we lower the sales tax amount due to the closing of the stores and our sales tax received will be less. It was recommended that we lower it 25%.

Clerk Joanne said that if we decide not to spend some of the money we have allocated we don't have to. That decision can be made throughout the year.

Trustee Mark Fargo made a motion to accept the Tentative budget. Trustee Chandra Gilman made a 2nd to that motion. Mayor-yes, Trustee Holly Krossber-yes, Trustee Mark Fargo-yes, Trustee Chandra Gilman-yes and Trustee Doug Rigby-yes. The motion was passed unanimously.

Re Bills:

A motion was made by Trustee Chandra Gilman and seconded by Trustee Doug Rigby to authorize payment of the General Bills in the amount of \$13,277.02. The motion was unanimously carried.

A motion was made by Trustee Holly Krossber and seconded by Chandra Gilman to authorize payment of the Cemetery Bills in the amount of \$743.93. The motion was unanimously carried.

A motion was made by Trustee Chandra Gilman and seconded by Trustee Mark Fargo to authorize payment of the Water bills in the amount of \$6,693.96. The motion was unanimously carried.

A motion was made by Trustee Holly Krossber and seconded by Trustee Doug Rigby to authorize the payment of the Sewer bills in the amount of \$6,907.63. The motion was unanimously carried.

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A motion was made by Trustee a Chandra Gilman 2nd seconded by Trustee Holly Krossber to authorize the payment of the Capital Project bills in the amount of \$6,324.95. the motion was unanimously carried.

A motion to adjourn was made by Trustee Chandra Gilman a 2nd was received from Trustee Doug Rigby. The motion was unanimously passed. The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Joanne Burley, Clerk/Treasurer

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