

## 2021-12-14 REGULAR MEETING MINUTES

The Ladd Village Board met in regular session on Tuesday, December 14, 2021, in the Village Hall. President Frank Cattani called the meeting to order at 6:30 pm and led the pledge of allegiance to the American flag.

Roll Call: Present: Trustees Jim Manning, Dave Margherio, Jan Martin, Dan Nelson, Molly Thrasher, Mike Urbanowski. (6)

In attendance: Attorney Pat Barry, Attorney Colin Barry, Clerk Bezely, Engineer Adam Ossola

Thrasher Motion/Margherio Second to accept the November 23, 2021 meeting minutes as presented.

Margherio questioned if Wilson Landscape had been contacted to trim and cut back the plants at the Monument for the winter. Bezely stated yes and that they performed the service already.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

Manning Motion/Urbanowski Second to authorize payment of the bills in the amount of \$42,758.75.

Ayes: Manning (abstained only from the Springfield Electric bill), Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

Correspondence: None

Public Comment: None

Committee Reports: Nelson asked Bezely if a note was placed on the bottom of the bills regarding house numbers being visible from the road for the UPS and FEDEX drivers trying to deliver packages in the Village. Bezely told Nelson she put a post on Facebook but didn't put it on the bottom of the bills. She will make a note to put it on in January. Nelson mentioned there are a lot of leaves accumulated on the fences in the parks. It would be nice to remove them before they're frozen. Nelson felt we should be proactive about the 65 mile an hour winds that are forecast for tomorrow night. Martin asked if the Village has a leaf vacuum. No, the Village does not have one.

Engineer's Report: Ossola had nothing to report.

Superintendent's Report: None

Police Chief: None

Building Inspector: None

Village Attorney: Atty. Barry had nothing to report.

Unfinished Business:

224 N. Main Avenue – Atty. Barry had written a letter to Mr. Alfano and gave him until November 30, 2021, to cease and desist from utilizing the front portion of the building for residential purposes. Officer Holt knocked on the door and no one ever answered. The police will continue to try to see if he has moved out of the front

of the building. If the police are unable to get Mr. Alfano to answer the door by December 28, 2021, we will have Atty. Barry send a letter asking him to come to the next council meeting to discuss the situation with the board. If he has not moved out of the business front the Village will fine him \$50.00-\$500.00 depending on the council's decision.

New Business:

Full Spectrum Spray Foam – The board had approved the quote to spray foam the police garage. This has not happened yet due to the new insulated garage doors not being installed yet. There is a supply issue and they have not come in yet. Jon from Full Spectrum sent an updated quote which increased the price to \$381.00. Bezely contacted him and said the board accepted the proposal and there should not be any increase. Jon understood the situation but also stated that he has raised the cost of several other quotes due to price increases. Bezely said the board had a deal with him. He said since he's had to increase all the quotes he has "waiting". He asked if the board would consider splitting the additional cost. The quote was increased by \$190.50.

Manning Motion/Urbanowski Second to approve the increase of \$190.50 for a total of \$4,486.50 to Full Spectrum Spray Foam the police garage.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

336 S. Main Ave. – Middle apartment kitchen window won't close. The board directed Bezely to contact Chad Vaini to see if he can come to take a look at the window and then advise us on the next step.

Braniff Communications - We received the preventative maintenance quote for 2022. Mayor Cattani told the board they were here to do our 2021 maintenance and we sounded the siren the next day and the one behind the Village Hall would not work. They came back and a fuse needed to be replaced. The technician felt it was due to water and cold.

Urbanowski Motion/Thrasher Second to renew the annual preventative maintenance agreement with Braniff Communications for 2022 \$1,340.00.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

121 N. Main Ave. & 336 S. Main Ave. Sale - A long discussion ensued. Many options were discussed. It was decided the best way to go is to get a feasibility study to determine which building is best to keep and remodel for the new Village Hall. We can move in that direction once this information is known. Chamlin & Associates will contact the Village Clerk to schedule this.

Martin Motion/Nelson Second to obtain a feasibility study on 121 N. Main Ave., 336 S. Main Ave., and 303 S. Central Ave.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

AV Defender Software - The AV Defender software is expiring at the end of the year. It is a necessary part of our computer security.

Martin Motion/Nelson Second to accept the Connecting Point quote to renew the AV Defender Anti-Virus for 3 years for \$630.00.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

Announcements: Thrasher told the board that Hunters, the new coffee shop owners, were walking Main Avenue on Saturday during the Christmas walk introducing themselves to people and handing out candy canes. They told people they will be having pastries, bagels, etc. when they open in June 2022. Bezely reached out to the Ladd Senior Village apartments and they said they will be occupying the 1<sup>st</sup> 3 buildings at the end of January,

beginning of February 2022. Bezely stated that the owners, Laborers Home Development will be in town tomorrow, December 15<sup>th</sup> and she intends to speak with them to see if apartments are filled or if any Ladd people got accepted. It was decided not to plant a tree on Village property, Martin feels that the Evergreen tree in the park south of the monument would be perfect to utilize as the Light Up Ladd Tree! It has been noticed that there were lights on at 322 N Main Avenue. Mr. Swanson told the police that his daughter has been going in and out. She is not living there but just stops in. Bezely stated there has been a request to put a c-van, storage container in an R1 residential district. She wanted to mention this to the board. The board feels this should be prohibited in an R1 residential district. Atty. Barry will draw up an ordinance to be read and passed at the January 11, 2022. Bezely updated the board on sales of the upstairs items. The Merry Xmas sign was sold for \$51.31. Bezely needs \$243.24 to get the 8 foot Chicken for Ladd! Payment Service Network is raising fees. Their monthly fee is going to \$50.00. The ACH/Check fee is going from \$1.00 to \$1.10 and the Debit/Credit fee is going from 2.75% to 3% of the amount of the payment. These increases affect the residents who pay through Payment Service Network. The new fees take effect 2-1-2022. Core Construction has asked for Certificates of Occupancy for the first three buildings so they can be rented. Atty. Barry reviewed Bezely's certificate and felt they were acceptable. Building Inspector Flanagan will be contacted and go thru these units and then provide a signed occupancy certificate. Bezely told Martin (committee chair of the Community Center) that approximately \$1,000.00 has been raised for new window treatments for the Community Center. Martin will be happy to help decide what to order and get these new window treatments secured. Bezely spoke extensively about the situation with NC Bank discontinuing their relationship with Magic-Wrighter. It has recently been learned that NC Bank cannot accept a NACHA file which is commonly accepted in large banks. This is how the Village's software sends the Direct pay file and how they want to start sending Direct Deposit files. Bezely spoke with Kim McKee and understands why they cannot accept this file. Magic-Wrighter is the 3<sup>rd</sup> party vendor a financial institution partners with in order to accept a NACHA file. The Village is unable to continue Direct Pay and implement Direct Deposit without a bank that can accept this file or has a relationship with Magic Wrighter or a similar 3<sup>rd</sup> party vendor. The board directed Bezely to contact local small banks to see if they could help us. Bezely will contact Kim McKee again to see if there is a way we can continue with Magic. Wrighter and figure a way to help share the cost with the bank. She will report back at the 12/28/2021 meeting. Bezely thanks everyone for a great Christmas Walk and said next year she'd love to have help picking up. We will be asking next year before the walk.

Thrasher Motion/Margherio Second to adjourn.

Ayes: Manning, Margherio, Martin, Nelson, Thrasher, Urbanowski - Motion carried 6-0

The meeting adjourned at 7:38 pm

Rhonda Bezely, Village Clerk