

Village of Walden

Village Board of Trustees Meeting

July 7, 2026

Meeting called to order at 6:30 PM

Total duration: 1 hour 45 minutes

Attendance

Role	Name	Attendance
Mayor	Becky Pearson	Present
Trustee	Lynn Thompson	Present
Trustee	Gerald Mishk	Present
Trustee	Cheryl Baker	Present
Trustee	Kristie Hall	Present
Trustee	Jerred Sanusi	Absent
Trustee	Jose De Jesus	Present
Village Attorney	John Cappello	Present
Village Clerk	Anisetta Valdez	Present
Village Manager	Tony Cardone	Present

1. Call to Order / Pledge of Allegiance

Minutes

Mayor Pearson called the Village Board of Trustees meeting to order at 6:30 PM. Trustee Sanusi was noted as absent.

2. Roll Call

Minutes

Roll call conducted. All trustees present except Trustee Sanusi (absent).

3. Public Hearing — Local Law: Fire Hydrants

Minutes

Motion to open the public hearing made by Trustee Hall. Seconded by Trustee Baker. Public hearing opened.

Brenda Adams, **31 Valley Avenue** — Expressed general support for the law. Noted personal compliance and stated she would never receive a fine. Reiterated concern from prior meeting that one property owner adjacent to a hydrant serving an entire neighborhood bears sole financial responsibility for the fine, which she finds inequitable.

Wenda Heaney, **14 Ridge Avenue** — Raised a concern that the law states "within 3 feet" but several hydrants in the village sit more than 3 feet from the road (e.g., Church Street hydrant is approximately 5-6 feet back; her own is 5 feet back). Questioned whether "3 feet" is an adequate or accurate standard.

A letter from Mr. McNamee was received the afternoon of the meeting, noted as arriving late. Mayor Pearson summarized it as generally supportive of the law.

Motion to close the public hearing made by Trustee Mishk. Seconded by Trustee Thompson. All ayes. Motion carried. Public hearing closed.

Transcript

Mayor Pearson: So the public hearing we've been talking about the fire hydrant law — any comments on the local law for fire hydrants?

Brenda Adams: Brenda Adams, 31 Valley Avenue. This really isn't going to pertain to me, just because of the fact that I always clean out my fire hydrant, no matter how many times a cloud comes through, so I don't think I would ever get a fine. I do believe everybody in the village would do it voluntarily, but I do worry about that fine. One person, whoever's hydrant is inside of their house, becomes financially responsible for the whole neighborhood. Maybe it won't bother anybody. Other than that, thank you.

Wenda Heaney: When you read this, if you took it verbatim, it says within three feet of the nearest public way — not all of them are three feet back. You have fire hydrants that are more than three feet back. If someone wanted to be facetious and said, 'Okay, I only have to do three feet' — you know what I'm saying. The three feet really is not good. I know Jerry told me that the one on Church Street is six feet back. Mine is five feet back.

Gerald Mishk: When you say back, do you mean back from the roadway?

Wenda Heaney: Yeah, from the road to my fire hydrant — and it's in all sections that it says three feet. Really. Thank you.

Mayor Pearson: Anyone else in the public? You all received a letter from Mr. McNamee this afternoon.

Lynn Thompson: Very late. I didn't really have time to read it in detail. I skimmed through it.

Mayor Pearson: It says he's in favor of it. Basically what it said — he's passively supportive. Anyone else from the public?

Gerald Mishk: Make a motion to close the public hearing.

Lynn Thompson: I'll second.

Mayor Pearson: We'll hold the discussion again when we get to the fire hydrant resolution below.

4. Manager's Report

Minutes

Tony Cardone highlighted the following items from his written report:

- Bond renewals and two BAN payoffs on the agenda for action later in the meeting.
- Attended the OCTC meeting; Trustee Baker also present.
- Two candidates for DPW Superintendent position completed second interviews.
- Working to schedule negotiations meeting with Teamsters via Attorney Nugent.
- Dome vs. pole barn discussion ongoing for the salt shed; highway stores approximately 150 tons of salt. Grant due in September (possibly December; to be confirmed).
- Full-time Village Manager search ongoing.

- Signed off on major permits; various departmental meetings with board members.
- Met with Fred re: new A/C unit for Bradley Hall (installed; no feedback squeal on microphone).
- Met with John Queenan on sewer situation and \$1.2 million grant.
- Met with Supervisor Brescia and Ana re: Hill Street Bridge project and additional grant opportunities.
- Mike Bliss opened camp; has grants in the pipeline.
- Village served with a lawsuit today — slip and fall at Wooster Park.
- Meetings with Building Inspector re: two troubled properties; one required tenant removal due to sewer blockage.
- Meeting with Trustee Sanusi, Treasurer, and Self on water and building issues.
- New Account Clerk (water/sewer) started yesterday.
- DPW mechanic issue: transmission pairing; Blooming Grove supervisor has mechanic who can pair Ford transmissions, saving approximately \$4,000 vs. dealer cost.
- Civil service appointment for Account Clerk transfer pre-approved.
- Discussed departmental budgets with Roberta.
- Worked with Jamie to interview 10 applicants for DPW labor position over the last two days.

Discussion: Trustee Thompson asked whether DPW should consider purchasing diagnostic equipment for Ford vehicles. Manager Cardone acknowledged it could be worthwhile given the predominantly Ford fleet, but does not recommend it at this time for a single transmission.

Transcript

Tony Cardone: Bond council — we had the two renewals which are on the lower part of the agenda. I attended the OCTC meeting; Cheryl was also present. We had two candidates interviewed for the DPW superintendent's position — second interviews with the board last week. Working to get an appointment with the Teamsters through Mr. Nugent. We had a Teams meeting on the salt shed, and the thought of a dome versus a pole barn came up — the highway's number was 150 tons of salt. Full-time manager search is still on. I met with Fred yesterday on the new AC unit — even without the microphone, there's no whistle. I met with John Queenan and discussed the sewer situation and the \$1.2 million grant. We met with Hannah and Supervisor Brescia on the Hill Street Bridge project and additional grant opportunities. Mike Bliss opened camp and has some grants in the pipeline, and we were served today with a lawsuit from an individual who apparently had a slip and fall in Wooster Park. A couple of trouble locations in the village — one tenant had to be removed due to a sewer blockage. Our new account clerk started yesterday. The DPW mechanic had an issue installing a transmission — the dealership will not pair a transmission installed by someone other than themselves, so I reached out to Supervisor Geraldman in Blooming Grove, and his mechanic can pair those, saving about \$4,000. We worked on the civil service appointment for the account clerk transfer, which has been pre-approved. Discussed various departmental budgets with Roberta, and I worked with Jamie the last two days interviewing 10 applicants for the DPW labor position.

Lynn Thompson: Will DPW eventually want to consider buying our own equipment to do the cars, or is it not worth it?

Tony Cardone: It would be worth it — you have predominantly Ford models — but I don't see it right now for one transmission. Let it ride and see what happens.

5. Approval of Minutes

5a. Minutes of 6/16/2026

Minutes

Motion to approve the minutes of 6/16/2026 made by Trustee De Jesus. Seconded by Trustee Thompson. All ayes. Motion carried.

Corrections noted during discussion:

- Commissioner's name corrected from 'Fuller' to 'Puller' (P as in Paul).
- A/C section corrected: only one quote was for this room (Bradley Hall); the other quotes were for the library.

Transcript

Mayor Pearson: Minutes 6/16 — so moved, second. Any discussion?

Lynn Thompson: I thought the format was much easier to follow.

Kristie Hall: You have the commissioner for the fire hydrant local law discussion listed as 'Fuller.' It's Puller — P as in Paul. Also, on the air conditioning — it says there were two quotes, but they weren't two quotes for this room. There's only one quote for this room. The other quotes were for the library.

Mayor Pearson: All in favor with the changes made? All ayes.

5b. Minutes of 6/29/2026 (Special Meeting — Cooling Unit)

Minutes

Motion to approve the minutes of the 6/29/2026 special meeting made by Mayor Pearson. Seconded by Trustee De Jesus. Trustee Baker abstained (arrived late and did not vote at that meeting). All others aye. Motion carried.

Transcript

Mayor Pearson: Make a motion for the 6/29/26 special meeting for the cooling unit. Kristie, second?

Jose De Jesus: Second.

Cheryl Baker: I'm abstaining because I didn't come until almost the end — I didn't vote.

Mayor Pearson: Cheryl's abstaining. All in favor? All ayes. Thank you.

6. Payment of Audited Bills

Minutes

Mayor Pearson noted she had not seen the bills prior to the meeting and was not comfortable approving them. Several trustees confirmed the same — bills were not available until the day before the meeting.

Discussion: Board agreed that bills should be ready by the Friday before the meeting, consistent with prior practice, so trustees can review and sign over the weekend. Trustee Mishk noted that the email spreadsheet previously sent is insufficient — he will not sign off on a vendor list with totals only. Trustee Thompson noted there may be a prior board policy requiring the spreadsheet format that would need to be revisited.

Motion to require audited bills be completed by the Friday before the board meeting made by Trustee Hall. Seconded by Trustee Thompson. All ayes. Motion carried.

Mayor Pearson asked Village Clerk to look up any existing policy on bill notification/format for the next meeting.

Note: Audited bills were not formally approved this meeting due to the late availability. Manager Cardone confirmed bills were signed off by him by 3:00 PM the day before.

Transcript

Mayor Pearson: Payment of audited bills — I have not seen them. I came in Sunday, there were none here to sign, so I'm not comfortable approving them.

Gerald Mishk: I think we should make it a point that we shouldn't get the bills last minute like this. I was here two days, including yesterday, and there were absolutely no bills there.

Mayor Pearson: It used to be that they had to be done by the regular Friday. We'd get them emailed, we'd see them, and then we'd go in and sign them in person.

Lynn Thompson: We haven't been getting the actual expenditure detail in the email — just the company name and total. I'm not comfortable signing a bill unless I know what we're paying for. We need to work with the finance department.

Gerald Mishk: The emails we were getting were nothing but a spreadsheet with a list of vendors and a total price. I'm not going to sign off on that. We'd want the bills to be done by the Friday before the meeting.

Tony Cardone: They were done yesterday — I signed off on all of them by around 3 o'clock.

Lynn Thompson: I mean, I don't have a problem if on Tuesday morning two or three bills get done at the last minute and we have to look at them — that's fine. But to have 30 or more bills that nobody has seen until half an hour before the meeting? I'm not comfortable signing that.

Lynn Thompson: We should also look into this because I remember a previous board wrote a policy about the spreadsheet being emailed to everyone. If we're going to change that, we may need to revisit that policy.

Mayor Pearson: Maybe Anisetta can look that up for us. We can make a decision on it at the next meeting.

7. Public Comment on the Business of the Board

Minutes

Mary Ellen Matise, **54 Gladstone** — Referenced the Meeting Rules presentation packet (5-6 pages) and asked how the public will be able to access and review the document as the board discusses it. Also raised the ongoing concern about vehicles parking too close to fire hydrants, suggesting hydrants be better marked or curbs painted.

Transcript

Mary Ellen Matise: Anisetta, I did find the packet and it's huge. Thank you for putting it out. So meeting rules and presentation — it's five or six pages in here. I'm wondering how these pages are going to be made available for the public to look at as you discuss them. Also — fire hydrants. I notice that some people stopped parking right on top of them because something was said, but maybe we need to include that too. Maybe they need to be marked better, maybe curbs need to be marked, or we need a sign on the hydrant saying no parking within 15 feet either side. Obviously people don't know what's the law already.

Mayor Pearson: Agreed — it needs work because it has words in it that shouldn't be there. We'll talk about it when we get there.

Anisetta Valdez: At the back of the packet, there are also two pages — a resolution for public hearings that was done by Attorney Donovan. It should be Resolution 723. Those were previously approved.

8. Business of the Board

8a. Park Use Request

None.

8b. Comprehensive Plan — Discussion

Minutes

Board members shared brief updates on their review of the Comprehensive Plan and the supplemental materials distributed by Attorney Cappello at the June 16 meeting:

- Trustee De Jesus noted that Brenda Adams and Mary Ellen Matise indicated some of the items raised by the attorney were already considered during the committee's work.
- Trustee Baker suggested adding more tie-ins; expressed support for a conservative approach given current water/sewer capacity concerns.

- Trustee Thompson had no new comments.
- Trustee Mishk found portions difficult to comprehend and requested more time.
- Trustee Hall requested permission to meet with Brenda Adams to review the plan.

Attorney Cappello suggested the board consider inviting Conor Eckert of the Orange County Partnership, a private development specialist who has helped other villages secure significant grants, to make a presentation at an upcoming meeting. Attorney Cappello also noted the need to balance Climate Smart Community provisions with existing design guidelines.

Trustee Mishk clarified a village rumor: Most Precious Blood School will NOT be sold or go empty. An outside contractor is taking over Valley Central's discontinued UPK program and will occupy the classrooms; the church has no interest in selling.

Mayor Pearson noted the Comp Plan can always be amended after adoption, and that approving it does not lock in any zoning changes — those come later through separate proceedings.

Comprehensive Plan tabled to the September 1, 2026 meeting. Attorney Cappello to arrange for Conor Eckert to potentially present at an August meeting.

Transcript

Jose De Jesus: I thought that Brenda and Mary Ellen had mentioned that some of the things John brought up last meeting were already considered when they had their committee meetings — that's what I heard.

Cheryl Baker: I agree with the more conservative view. Until we address our water and sewer issues, having more tie-ins at this point would not be of benefit to the village.

Gerald Mishk: I've been reading through it. Some of it has been difficult to comprehend, but when I go back over it — I'm going to need a little bit more time.

Kristie Hall: May I sit with Brenda and go through the comp plan?

Attorney Cappello: I've spoken to some people in economic development who would be willing to come and talk to the board about what measures you can take to fill some of the vacancies — Most Precious Blood school, which is going to be empty, Walden Elementary, and the Package Lightning Building, which has remained empty — to see what trends are out there to attract developers you want to see, rather than sitting back and waiting for something you don't want. Conor Eckert was the person — he's been instrumental in getting significant grants for other villages. The comprehensive plan is a tool you could use to attract that type of grant money. Also, you have design guidelines that may conflict with your Climate Smart Community provisions around sustainability and historic preservation — you may eventually have to make a determination on how to balance those.

Gerald Mishk: I want to clarify — there's been a rumor going around town that Most Precious Blood school is going to be empty. It's not. An outside contractor is taking over Valley Central's dropped UPK program and they're going to fill those classrooms. The church has no interest in selling. The biggest fundraiser for the church is bingo and they don't want to lose that spot.

Mayor Pearson: The comprehensive plan just gives a reference guide on what to address — it can be amended. You can approve the comp plan and amend it. Lots of municipalities do that. The board's pleasure is to hold off until September 1.

Lynn Thompson: If Connor came and gave a presentation, the community could participate in that, correct?

Attorney Cappello: I'll have Conor contact Tony.

Mayor Pearson: Maybe he can come to the next meeting in August.

8c. Local Law — Fire Hydrants: Resolution to Adopt

Minutes

Board discussion focused on the fine structure, the 300-foot notification radius, ice/lawn clearing standards, and enforcement. Key points:

- Trustee De Jesus acknowledged the equity concern raised about shared hydrants and appreciated the 300-foot notice provision — everyone within 300 feet gets a notice and can coordinate who shovels.
- Trustee Thompson noted it will likely always be the same person who actually clears it.
- Trustee Mishk raised concerns about hydrants located in the middle of lawns, ice accumulation after snowstorms, and the lack of specific guidance on ice. Mayor Pearson indicated ice is not addressed in the law and would be treated the same as sidewalk standards.
- A firefighter (volunteer) spoke passionately about the burden placed on fire companies to clear hydrants after 24-48 hour standby shifts during storms, expressing strong support for the law.
- Mayor Pearson stated that if enforcement problems arise, the law can be changed.

A date error in the resolution (July 2 instead of July 7) was noted and corrected. Mayor Pearson read the resolution into the record.

Motion to adopt the Local Law relating to fire hydrants made by Trustee Hall. Seconded by Trustee Baker.

Roll Call Vote:

- Trustee Mishk — Aye
- Trustee Thompson — Aye
- Trustee Baker — Aye
- Trustee De Jesus — Aye (objections regarding the fine noted for the record)
- Trustee Hall — Aye
- Mayor Pearson — Aye

Motion passes. Committee to continue working on related policies.

Transcript

Jose De Jesus: The email that came in today made reference to a member objecting to the fine. I do clean my fire hydrant all the time. The hydrant in my situation sits right in the middle of two properties. It's not that I have any objections to the local law on fire hydrants — but the fine is something I'd take up separately. Would the fine not be part of this?

Mayor Pearson: No — the fine would be part of the law, just like when you don't shovel your sidewalk. It's the same thing.

Attorney Cappello: The law says if you live within 300 feet of the hydrant, everyone in 300 feet would get a notice and they can coordinate who clears it.

Lynn Thompson: 300 feet, because I joked with my neighbors — you're within 300 feet too.

Gerald Mishk: I have a question. Some of these fire hydrants are in the middle of people's lawns. I understand the purpose of clearing the section, but what about ice? Is ice going to be an issue too? If we get an ice storm, technically there's a clear path — but it's ice. Are we going to ask people to salt their lawns?

Mayor Pearson: It doesn't say anything about ice, so I would say no. To me it's the same as a sidewalk. I have to keep it clear, put sand on it if it's icy, make sure nobody slips and sues me. I would say it's the same standard.

Jose De Jesus: I appreciate what John said — that anyone within 300 feet would get a notice. That makes it more fair.

Kristie Hall: I can understand an elderly person needing help — by all means I will go help them. I brought my shovel on my way to the firehouse one day and cleared two hydrants that weren't even near my house. Then I did my parents' house, helped the 80-year-old woman across the street, and left having done maybe 10 or 12 hydrants that afternoon. I just don't get why this is still such an issue.

Mayor Pearson: I agree. And if it rises to an issue we can always change it. We went through the public hearing, we heard from the public — so we can put it to a vote. There's a date issue on the resolution — it says July 2 instead of July 7. I'll read the resolution.

Jose De Jesus: Aye — with the objections noted.

Mayor Pearson: Motion passes. The committee will continue working on the policies.

8d. Code Review — Discussion & Introduction of Local Laws

Minutes

Mayor Pearson summarized the code review process: the board had previously met to discuss desired changes, and she, Attorney Cappello, Attorney Novella, and Jonathan worked through the board's direction to produce the redlined drafts. The board reviewed each chapter and voted to introduce each as a local law, setting September 1, 2026 at 6:30 PM (or soon thereafter) as the public hearing date for all.

Chapter 109 — Buildings Unsafe

Key changes: Building inspector and deputies or designees can be duly appointed. Added definitions (J, K, L) for unsafe conditions. Added requirement for trespassing signs on unsafe properties. Added village authority to enter and make repairs/removal if owner fails, with all costs assessed to the property, plus administrative, title, and attorney fees.

Motion to introduce local law amendment to Village Law, Buildings Unsafe, and schedule public hearing for September 1 made by Trustee Thompson and Trustee Baker. All ayes.

Chapter 115 — Brush, Grass, and Weeds

Key changes: Compliance period reduced from 7 days to 5 days. Fine changed to not exceed \$500 (from \$250). Added language that each calendar day a violation continues constitutes a separate and distinct violation.

Motion to introduce local law amendment to Village Law, Brush, Grass and Weeds, and schedule public hearing for September 1 made by Trustee Thompson and Trustee Baker. All ayes.

Chapter 117 — Clothing Bin Containers

Key changes: Fee structure revised. Motion to introduce local law amendment to Village Law, Clothing Bin Containers, and schedule public hearing for September 1 made by Trustee Thompson and Trustee Baker. All ayes.

Chapter 140 — Firearms and Fireworks

Key changes: Added language permitting sparkling devices authorized by New York State. Section 2 updated to require licensed concealed carry permit to be on person. Fine structure updated: first offense not to exceed \$1,000; subsequent offenses include imprisonment. Added 'each calendar day' language.

Motion to introduce local law amendment to Village Law, Firearms and Fireworks, and schedule public hearing for September 1 made by Trustee Hall and Trustee Mishk. All ayes.

Chapter 167 — Littering

Key changes: Fee structure updated. Added 'each calendar day' violation language. Motion to introduce local law amendment to Village Law, Littering, and schedule public hearing for September 1 made by Trustee Baker and Trustee De Jesus. All ayes.

Chapter 200 — Parks and Recreation

Key changes: Names of village parks added to the code. Smoking ban expanded to include cannabis, cannabis-related products, and vaping devices (in addition to existing tobacco prohibition). Note: 'cannabis' was flagged as misspelled in the draft; to be corrected.

Motion to introduce local law amendment to Village Law, Parks and Recreation, and schedule public hearing for September 1 made by Trustee Thompson and Trustee Baker. All ayes.

Chapter 205 — Peddling and Soliciting

Key changes: Section 2 amended so that solicitors register under oath with the Chief of Police or his/her designee (previously just 'Chief of Police,' which was too restrictive for operational purposes).

Motion to introduce local law amendment to Village Law, Peddling and Soliciting, as amended (designee language), and schedule public hearing for September 1 made by Trustee Mishk. Seconded by Trustee Thompson. All ayes.

Deferred to next meeting: Night Sky code, fire pit/backyard burning code, double utilities code. Night Sky and fire pit codes require additional coordination with state law and further board input (including Trustee Sanusi's relevant comments). Attorney Cappello to redraft with board direction.

Transcript — Selected Exchanges

Mayor Pearson: So I went through these codes. I sent the board the copy with the redlines before these were done — we met with the board, discussed every code, and decided what they wanted to change. Myself, Attorney Novella, Attorney Cappello, and Jonathan met together and went through what the board had wanted to change. So the redlines are what's there — we didn't add or subtract anything from what the board had discussed.

Mayor Pearson: Chapter 205 — Peddling and Soliciting. It did say 'Police Chief.' I was worried about that — if Tony wants to do something on a Friday and he's not in the building, it should be 'Chief or his designees.'

Lynn Thompson: Why don't you just say 'Chief or officer in charge'?

Gerald Mishk: Chief or his designee.

Attorney Cappello: On Night Sky — there was some back and forth, and I'm not sure all the discussion got incorporated, especially since Trustee Sanusi had some relevant comments. Let me send it around one last time to get any amendments from the board.

Gerald Mishk: Are you aware that the state has a law on this that they haven't signed yet?

Attorney Cappello: Yes.

8e. Meeting Rules — Discussion

Minutes

Mayor Pearson presented the topic. The current rules packet is lengthy and contains provisions that do not apply (e.g., manager running the meeting). A 2023 resolution governing public speaking is already in place and may be sufficient as a base.

Mayor Pearson shared a Warwick meeting rules document as a simpler alternative, covering regular meetings, special meetings, quorum, agenda, public comment, and executive session. The board discussed preferences.

Homework assigned: Trustees to review both the Walden 2023 resolution and the Warwick meeting rules and return with preferred format and any additions at the July 21 meeting. Tabled to 7/21/2026.

Transcript

Mayor Pearson: There's a lot that needs to change in the current document. I also sent everyone the Warwick rules, which I thought were very simple. This is establishing meeting rules and procedures — there was already a resolution adopted by the board. This is from 2023, and it talks about public speaking. Do we need more than that? So I think this is simple, but if we want to add some of Warwick's, we can. What would you want to add? We don't talk about special meetings in here. We could add what we want to this.

Jose De Jesus: So you like the short one?

Mayor Pearson: We can add regular meetings, special meetings, quorum. What I liked about the Warwick one is it talked about the agenda, the types of meetings, and so on. Let's table this to the next meeting. Please come back with what you'd like it to say.

8f. Meeting Date Change — National Night Out

Minutes

The regular August 4 meeting conflicts with National Night Out. Discussion on alternative dates considered various board member conflicts and Manager Cardone's availability (away from approximately August 4-7 for a wedding).

Motion to move the August 4 meeting to Monday, August 3, 2026 at 6:30 PM made by Trustee Thompson and Trustee Baker. All ayes. Motion carried.

Attorney Cappello noted the date change notice should be sent to the paper and posted. Also flagged the clearing/grading code discrepancy (between clearing permits and site plan permits) as a priority for the August 3 agenda.

Transcript

Mayor Pearson: We need to change the meeting date or we will have a meeting that night of National Night Out.

Jose De Jesus: Our meeting would have been on the 4th and the 18th.

Lynn Thompson: I'll make a motion to move the August 4 meeting to August 3, 6:30 PM. All in favor?

Attorney Cappello: We should send that to the paper and also post it.

8g. Resolution — Release of Security Bond (Moka Builders)

Minutes

Attorney Cappello confirmed the original paperwork was not found, but the bank has agreed to accept a letter authorized by the Village Manager and Mayor certifying that the improvements (senior citizen landscaping and stormwater) were completed and inspected by John Queenan.

Motion to release the security bond for Moka Builders and authorize the Village Manager and Mayor to sign the release letter made by Trustee Mishk. Seconded by Trustee De Jesus. All ayes. Motion carried.

Transcript

Mayor Pearson: Did we ever find the original paperwork, John?

Attorney Cappello: No, but I reached out to the applicant and the bank. They'll accept a letter signed by the Village Manager and Mayor saying the bond was authorized and that John Queenan inspected it and certified everything that was supposed to be in place is in place. The letter of credit can be released.

Gerald Mishk: I'll make a motion.

Mayor Pearson: Jerry makes a motion. Jose seconds. All in favor, aye.

8h. BAN Renewals and Payoffs

Minutes

Village Manager Cardone presented three items:

- **BAN Payoff #1 (Water & Sewer Projects):** \$82,000 principal — \$36,000 from F Fund, \$46,000 from G Fund. Interest: \$1,759.67 (F Fund) + \$2,239.59 (G Fund). Total payoff: \$85,999.26. Closing scheduled July 17, 2026.
- **BAN Payoff #2 (Various Capital Projects, 2021):** \$118,400 principal in A Fund. Interest: \$5,772.72. Budgeted amount was approximately \$12,539.97 — approximately \$6,800 over budget.
- **BAN Refinance (Various Capital Projects, 2023-24):** Original note \$300,000. Paying down \$100,000 principal (A Fund). Interest: \$14,629.25. Total: \$114,629.25. Remaining \$200,000 to be refinanced at 4.64% per year.

Motion to approve the two BAN payoffs and refinance the remaining \$200,000 at 4.64% made by Trustee Hall. Seconded by Trustee Mishk. All ayes. Motion carried.

Transcript

Tony Cardone: The first is the payoff of the water and sewer projects: \$82,000 in principal — \$36,000 in the F Fund and \$46,000 in the G Fund — plus interest of \$1,759.67 and \$2,239.59 respectively, totaling \$85,999.26. Closing is scheduled for the 17th. The next is various capital projects going back to 2021: \$118,400 principal in the A Fund, interest of \$5,772.72, and there's an extra roughly \$6,800 and change over what was budgeted. The refinance is on various capital projects from 2023-24. The original note was \$300,000 — you're paying down \$100,000 in principal from the A Fund, and your interest is \$14,629.25, totaling \$114,629.25, with \$200,000 left to refinance.

Mayor Pearson: So we need to make a motion to accept those — to pay off the two and refinance the one for \$200,000 at 4.64%. Kristie makes a motion, Jerry seconds. All in favor, aye.

8i. School Resource Officer — Discussion

Minutes

Contract is substantially the same as last year; the school district is offering a 4% increase over last year's amount. Officers are part-time; three are currently assigned.

Board concerns:

- Trustee Mishk noted the village received less per SRO than the Town of Montgomery last year, and would like to see Montgomery's numbers.
- Trustee Thompson and Trustee Mishk requested actual cost data: what the village paid the officers vs. what the school paid the village.
- Mayor Pearson noted three specific contract provisions that were negotiated last year: (1) Police Chief designated as discretionary authority (replacing school superintendent), (2) Section 10 amendment agreed to, (3) actual cost language under Section 10 needing to be revised.
- Contract is due before the school board's next meeting.

Tabled to the next meeting. Manager Cardone tasked with obtaining cost comparison data (including Montgomery's numbers).

Transcript

Mayor Pearson: It's pretty much the same as last year except for the amount being paid — they raised it 4%. The officers are part-time.

Gerald Mishk: Is the chief confident that amount is going to cover his officers?

Mayor Pearson: I asked him and he said yes — but I still don't know what we paid out last year versus how much money the school gave us. That's the number I was looking for.

Gerald Mishk: If I remember correctly, last year we got paid less than the town of Montgomery. I also want to see the numbers. I don't see any reason why we're providing the same service and not getting paid the same amount. Tony, I'll put you on that.

Lynn Thompson: I'd like to know the numbers too. I'd like to make sure our officers' time is actually covered by what the school pays us. When is this contract due?

Gerald Mishk: Has to be before the school board's next meeting.

Mayor Pearson: We'll table it till the next meeting with hopefully some answers.

9. Ethics Board — Appointment

Minutes

Motion to appoint Mel Wesenberg to the Board of Ethics for a one-year term (2026-2027) made by Trustee Thompson. Seconded by Trustee Baker. All ayes. Motion carried.

Note: Mel Wesenberg fills the required employee seat. If reappointed next year, the term could be extended to 5 years.

Transcript

Mayor Pearson: Mel Wesenberg said she would be happy to be the fifth person on the ethics board. Her term this year would end this year, and if the next person who appoints him next year, she could go five years. So she'd be the year this year ending.

Lynn Thompson: I'll make a motion that we appoint Mel Wesenberg for a one-year term to the Board of Ethics, 2026 to 2027.

Mayor Pearson: I'll second that. Cheryl, all in favor? All ayes. Thank you.

10. Public Comment (Closing)

Minutes

No additional public comment.

11. Correspondence

Minutes

Mayor Pearson — Letter from Mr. McNamee (noted during public hearing). Voicemail from a resident on Wade Street regarding a backyard issue; Mayor to follow up with Manager Cardone.

Trustee Hall — Email from Mr. Ortiz regarding a back-to-school supply drive and backpack giveaway planned for August.

Trustee Sanusi — None (absent).

Trustee Thompson — Update that the drinking water grant for the Tin Brook Aquifer is underway.

Transcript

Mayor Pearson: We got the letter from Mr. McNamee. I also got a voicemail from a gentleman on Wade Street with an issue in his backyard — I'll talk to Tony about it.

Kristie Hall: I got an email from Mr. Ortiz about a back-to-school drive. They're collecting school supplies and organizing a backpack giveaway in August.

Lynn Thompson: The drinking water grant for the Tin Brook Aquifer is underway. We'll see what happens next.

12. Miscellaneous Comments from the Board of Trustees

Minutes

No additional miscellaneous comments recorded.

13. Executive Session

Minutes

Motion to enter executive session to discuss potential employment, possible litigation, and history of past employees made by Trustee Mishk. Seconded by Trustee Thompson. All ayes. Motion carried.

Motion to pay audited bills made by Trustee Hall. Seconded by Trustee Mishk. 5 Ayes. Mayor Pearson abstained. 1 Absence. Motion carried.

Motion to end Executive session made by Trustee Mishk. Seconded by Trustee Hall. All ayes. Motion carried. Executive session closed at 10:35 PM.

14. Adjournment

Minutes

Motion to adjourn made by Trustee De Jesus. Seconded by Trustee Baker. All ayes. Motion carried.

RESPECTFULLY SUBMITTED BY

Anisetta Valdez, Village Clerk

July 7, 2026

DRAFT