

The regular meeting of the Village Board was held on October 5th, 2026, at the Middleburgh Library.

Present: Mayor Timothy Knight; Trustees: Amanda Fernandez, Kevin Young, Trustee Sheryl Adams & Trustee Robert Tinker. Also present: Clerk Kelley; Attorney Fred Mauhs, Chief Wayman. John Wingfield (*ZBA Chairman*), Pete Lindemann (*Times Journal*), David Avitabile (*Mountain Eagle*), Katelynn Schuttig, Brenda Ferraro-Hanson, & Ted Werner. Absent: DPW Superintendent Keyser

Mayor Knight called the meeting to order at 7:00 PM with the Pledge of Allegiance.

Announcements: Fall Festival & Oktoberfest – Saturday, October 10; Budget Workshop – Monday, October 19 at Village Hall; The New York-New Jersey Trail Conference is interested in holding an Open House soon to discuss their preservation of the Cliffs, and to hike up the trail with members of the community. Neighbors Eating Together Dinners (N.E.T.) return this month, Wednesday nights at the churches in the Village.

Trustee Adams made a motion, seconded by Trustee Young to approve Regular Board Minutes of September 14th, 2026. Upon a roll call vote, this motion was unanimously carried 5-0.

Chief Wayman Monthly Report: Middleburgh Fire Department awarded \$58,775 in V-FIRE Grant Program Funds. Both Town contracts have been sent with increases. Trying to reduce the number of old trucks. Elections are on Tuesday the 6th. Chief Wayman thanked the Board for the help throughout his years as Chief. With that, he is stepping down as Chief but will still be involved and happy to help the New Chief after elections. The Board thanked Chief Wayman for everything and appreciated his service to the community.

Code Officer Fink Monthly Report: Building Permits; 137 Squaw Trail new deck, 330 Main Street Hummingbird Café installing production equipment. Orders to Remedy; 135 Scribner excessive vehicles/RVS; 109 Chestnut overgrown yard. Notice of Determination of Discontinuance: Case 6961; case closed, no evidence supporting complaints.

Façade Law Discussion: Attorney Mauhs gave his legal opinion on the current wording of the Façade Law. He stated the law was created in 2004, and the words “should, shall, & recommend” are used a lot; such wording is hard to enforce. ZBA Chairman John Wingfield added the Planning Board members at the time of the Façade Law creation were far less lenient than the current members. He also added the Façade Law has some inconsistencies. Trustee Tinker suggested the Board look into it more and possibly form a committee. The proposed committee would consist of members from other boards (Town, Planning, ZBA, & Village), business members, and community residents. The Board agreed. Trustee Fernandez added the law is confusing and changes are needed. It was consensus of the Board to spend more time on the Façade Law.

Clerk Kelley Monthly Report: 2025 AFR submitted and accepted for final time. Fiscal stress score for 2025 6.6, anything under 44 is good. Made first Bond payment with BSNB Water Bond, Contacted BSNB for update on Bond payoff amount, still waiting.

DPW Superintendent Keyser Monthly Report:

General

- MIDTEL hung up the mums, and we have been watering them since.
- We have continued to remove trees in Section 11 of the Upper Cemetery.
- We repainted the parking lot lines in the Dexter Avenue Parking Lot.
- We closed the Community Pool.
- We removed the bushes over at Badgley Park and cleaned up after paving.
- We helped with event preparation for MABA's Summer Send-Off & we will be assisting with this weekend's festivities in the Village
- Things are finally starting to slow down in Parks & Cemetery for lawn care.

Water

- We repaired a service line break on Main Street this past weekend.
- We are going to read water meters in the coming weeks.

Sewer

- We have continued to receive pump station call outs on Danforth Avenue.

Mayor Knight gave an update on upcoming Projects and Grants: SECURE Grant Contract Executed. Mayor Knight & The Historical Society will be working on getting a sign for Village Hall commemorating the robbery that occurred back when Village Hall was still a bank. Trustee Tinker made a motion, seconded by Trustee Adams to authorize Mayor Knight and Village Historian Charley Spickerman to apply for Pomeroy Foundation Hometown Heritage Grant. Upon a roll call vote, this motion was unanimously carried 5-0.

After reviewing the current Conflict of Interest Policy, Mayor Knight brought to the Board's attention that it lacks detail. With help from Attorney Mauhs, a new policy has been created. Trustee Tinker made a motion, seconded by Trustee Young to approve Resolution #16-2026: Conflict of Interest Policy. Upon a roll call vote, this motion was unanimously carried 5-0.

Village Pool Project Update: NY SWIMS Grant Contract Executed. With the Grant Execution, donations have also come in. FAM Fund donated \$15,000, while the SCCA, Middleburgh Rod & Gun Club, and the JRC raffle were sources of other donations. Trustee Young made a motion, seconded by Trustee Tinker, to Accept \$15,696 in Donations and Transfer to Village Pool Project Account. Upon a roll call vote, this motion was unanimously carried 5-0.

Trustee Fernandez gave an update on Badgley Park; Firstly, thank you to Brenda Ferraro-Hanson for planting mums in the park. The court was paved and basketball hoops were installed. To cover those costs, Trustee Fernandez requests that \$10,000 in Park Improvements Checking Account be moved to A7140.41 Park Improvements Line Item. Trustee Young made a motion, seconded by Trustee Tinker, to Transfer \$10,000 from Park Improvements Checking Account to A7140.41 Park Improvements Line Item. Upon a roll call vote, this motion was unanimously carried 5-0.

Gabriel Medina from La Cocinita de Abuelita submitted SCBG Loan Repayment application asking for \$5,000 for business improvement on Railroad Avenue. The Board agreed to discuss it more in executive session so that everyone had an opportunity to review the application.

Public Comment:

- Ted Werener commented that the Historical Buildings should have plaques. The Board informed him most do.
- Katelynn Schuttig from Middleburgh Rotary announced they are still talking about a possible kayak regatta in the future. All are excited about the Fall Festival coming up.

Trustee Tinker made a motion, seconded by Trustee Adams to enter executive session to discuss loan application at 7:39 PM. Upon a roll call vote, this motion was unanimously carried 5-0.

Trustee Tinker made a motion, seconded by Trustee Fernandez to exit executive session at 8:16 PM. Upon a roll call vote, this motion was unanimously carried 5-0.

Trustee Tinker made a motion, seconded by Trustee Fernandez to approve Gabriel Medina from La Cocinita de Abuelita SCBG Loan Repayment application for \$5,000. Upon a roll call vote, this motion was unanimously carried 4-0. Trustee Young abstained from voting because he is a tenant in the same building.

Mayor Knight made a motion, seconded by Trustee Young to pay the Bills: Bills from the General Fund in the amount of \$33,240.97 were audited and ordered paid. Bills from the Water Fund in the amount of \$6973.19 were audited and ordered paid. Bills from the Sewer Fund in the amount of \$6798.47 were audited and ordered paid. Upon a roll call vote, this motion was unanimously carried 5-0.

Mayor Knight made a motion, seconded by Trustee Young to adjourn the meeting at 8:17 PM. Upon a roll call vote, this motion was unanimously carried 4-0.

Respectfully submitted by,
Rebecca Kelley – Clerk.