

Village of South Glens Falls  
46 Saratoga Avenue, South Glens Falls, NY 12803  
May 06, 2026  
Regular Village Board Meeting @ 7:00 PM

**Regular Village Board Meeting**  
MAYOR JOSEPH ORLOW PRESIDING  
Minutes

**Attendance:**

Mayor Orlow	Clerk Treasurer Samantha Berg
Trustee Baxter	Superintendent Alan Dubois
Trustee Comstock	Xavier DeRush
Trustee Middleton	Chris Rich
Nick Havens	Tim Pease
Reed Antis	Harry Gutheil
TJ Wade	JM
+15187445040	Lenny
John R	Bob Ulrich
Kevin Gallagher	

Absent: Trustee Carota

The Mayor opened the meeting at 7:00 PM.

Pledge of Allegiance

**Public Forum**

**TJ Wade - 29 Second St:** raised a concern regarding apartment landlords discontinuing private waste removal services following recent assessment increases. He questioned whether landlords are required to provide garbage service for tenants. Attorney Nikkas responded that waste removal arrangements are generally a matter between landlords and tenants and not typically a municipal issue unless trash accumulation becomes a public nuisance.

**Harry Gutheil - 21 Spring St:** asked for an update regarding the Harrison Avenue 'burnout' property. Trustee Middleton replied that a conversation regarding the matter would be brought up during the meeting.

The Public Forum was then closed.

- 1. The Village Board of Trustees acknowledged receipt of the Retirement Notice of Sgt. Todd Moulthrop and expressed their appreciation for his 27 years of Dedicated Service to the South Glens Falls Community.**

**2. Grant Projects Update**

**a. Ferry Blvd**

- i. **Motion 050626-1 to approve the updated cost of \$135,000 for the Ferry Blvd Project from the Water Infrastructure Reserve:** Trustee Baxter motioned, Trustee Middleton seconded. All in favor, motion passed.

**Discussion:** The Board discussed revised engineering plans related to the remaining 415 feet of the water infrastructure project. Original plans were altered due to utility conflicts and fiber optic lines. Updated plans received Department of Health approval. The revised project cost is estimated at approximately \$135,000, including additional paving and fill expenses.

- 3. Motion 050626-2 to approve Transfers:** Trustee Baxter motioned, Trustee Comstock seconded. All in favor, motion passed.

A 1325.402	A 1325.405	\$186.00 C/T Telephone
A 1325.402	A 1325.419	\$680.00 C/T Payroll Processing
A 1990.400	A 1430.404	\$1,917.00 PBA Attorney
A 1440.402	A 1440.400	\$144.00 Bldg Insp Contractual
A 1325.416	A 5110.405	\$1,000.00 St. Maintenance Vehicle Repairs
A 1990.400	A 5142.402	\$509.88 Snow Removal Equip Repair
A 5142.800	A 5110.800	\$1,430.08 St. Maintenance FICA
A 7110.406	A 7110.401	\$60.00 Parks O&M
A 878.500	A 9060.811	\$15,000.00 HRA
FX 8340.403	FX8310.400	\$868.00 Water Admin Billing Expense
FX 8340.403	FX8310.409	\$151.00 Computer Support
G 1320.400	G 8110.400	\$951.00 Admin Billing Expense
G 8131.402	G 8131.401	\$1,079.00 CGF Sewer Reconstruction
G 8131.402	G 8131.403	\$10,390.00 CGF Sewer Treatment O&M
G 1990.400	G 8131.403	\$22,652.00 CGF Treatment Facility
a. A 6410.400	A 6410.406	\$1,316.65 Signs Repairs & Maintenance

**Discussion:** None

- 4. Motion 050626-3 to approve the Bills and Payroll as Audited:** Trustee Baxter motioned, Trustee Comstock seconded. All in favor, motion passed.

- a. **General – \$63,581.67**
- b. **Water - \$6,864.14**
- c. **Sewer - \$4,034.41**
- d. **Special Sewer Capital Project (SM) - \$12,033.40**
- e. **Special Utility Refunds – \$1,953.35**
- f. **Special – GF Sewer - \$463,652.00**
- g. **Payroll -**
  - i. **04/15/26 - \$27,560.02**
  - ii. **04/22/26 - \$26,130.40**
  - iii. **04/29/26 - \$33,007.33**

**Discussion:** Trustee Middleton included the recent water and sewer payment of approximately \$1,463,000 and its impact on available cash reserves.

- 5. Motion 050626-4 to receive and file April monthly reports for Animal Control, DPW, and PD:** Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.

**Discussion:** The Board recognized the Animal Control Officer, Ed Robbins, entering his 25th year of service to the Village of South Glens Falls.

- 6. Motion 050626-5 to approve 03/07/26 and 04/08/26 Minutes:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** None



7. **Motion 050626-6 to approve Gazebo Use Request for 09/05/26:** Trustee Baxter motioned, Trustee Middleton seconded. All in favor, motion passed.

**Discussion:** None

8. **Motion 050626-7 to approve the rehire of Connyr Lorey and Mike Winters as Summer Seasonal Help and authorize advertisement for an additional seasonal employee:** Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.

9. **Discussion:** None

10. **Motion 050626-8 to authorize the DPW to advertise and begin the interview process for a Motor Equipment Operator position in preparation for the upcoming fiscal year:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** None

11. **Motion 050626-9 to approve the purchase of a Replacement Pump for Leland Street Pump Station (G 8130.404 - \$8,624.00):** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** Superintendent Dubois discussed the urgent need for a backup pump at the Leland Street pump station. One existing pump has failed and is currently out for repair. Replacement cost quoted: \$8,624.

12. **Motion 050626-10 to approve Stable Roof Repairs (A 878.400 - \$2,635.00):** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** Trustee Middleton reviewed quotes for slate roof repairs to the Stable. The work includes replacement of damaged slate and repair of leaks. Due to the limited availability of qualified slate roof contractors, only one properly insured proposal was received for \$2,635.

### 13. Fire Department Business

a. **Motion 050626-11 to purchase Fire Department Truck 582 Tires (A 3410.404 - \$5,587.98):** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** Clerk Treasurer Berg reviewed the replacement of tires for fire truck 582. Tires were last replaced in 2013. Quoted cost: \$5,587.98 through state contract pricing.

b. **Motion 050626-12 for approval of VSGF Fire Department New Member, Ian Snowball:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.

### 14. Motion 050626-13 to authorize the advertisement for a Part-Time Temporary Code

**Enforcement Officer:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** Trustee Middleton discussed ongoing staffing shortages within Code Enforcement due to illness and the passing of a backup officer. The Board reviewed the need for a temporary part-time Code Enforcement Officer to address permit processing, property maintenance concerns, and sewer/stormwater violations.

### 15. Old Business

a. **RFQ for plumbing services**

**Discussion:** Clerk Treasurer Berg discussed publication of an RFQ for plumbing services to establish an on-call village plumber. Trustee Baxter discussed the contract duration of one



year with options aligned with the fiscal year and possible extension provisions up to three years.

- b. Motion 050626-14 to approve the demolition of the 48 Harrison Avenue Demolition Project:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed. **Discussion:** Attorney Nikas reviewed bids for demolition and environmental services related to the Harrison Avenue property. Demolition bid: \$29,500, and environmental monitoring with daily rates as previously approved. The project includes demolition of all structures and site cleanup. The Board discussed funding the project through transfer from contingency funds into the Building Inspector Contractual. Trustee Baxter to follow up with the demolition contractor for scheduling.

**Motion 050626-15 to transfer \$36,300 from General Fund Contingency to Building Inspector Contractual for Demolition-Related Expenses for 48 Harrison Avenue Project:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.

## 16. New Business

- a. Stormwater and Groundwater Infiltration into Sewer System:** Trustee Middleton and Attorney Nikas held an extensive discussion regarding sump pumps, roof drains, and stormwater systems improperly discharging into the sanitary sewer system. Trustee Middleton noted that excessive groundwater infiltration significantly increases sewer treatment costs and contributes to higher sewer bills for residents. Attorney Nikas was requested to draft a proposed local law addressing: Prohibited sump pump discharges, roof drain connections, inspection authority, enforcement mechanisms, potential penalties, and service termination provisions. Discussion also included possible grant opportunities and alternative testing methods for identifying illegal connections.

**Mark Ward - 44 Tamarac Dr:** asked whether village storm drains are connected to the sanitary sewer system. The Board confirmed the systems are separate.

No formal action was taken at this time.

- b. PFAS Settlement Payment:** Trustee Middleton acknowledged receipt of a \$355,000 payment related to the PFAS settlement litigation. He noted an additional estimated payment of approximately \$185,000 is anticipated within the next three months, less attorney fees estimated between 25% and 28%. He also stated that additional ongoing litigation remains pending and further information will be provided as it becomes available. No formal action was taken.
- c. Trail Restroom Locking and Unlocking Procedures:** Trustee Middleton discussed ongoing concerns regarding opening and securing restroom facilities located along the lower and upper bike trail areas. Current assistance with locking and unlocking the facilities has been provided by DPW staff, Village officials, Volunteers, and Police Department personnel when available. Discussion included increased summer bike trail traffic, need for consistent restroom availability, challenges with vandalism and overnight misuse, previous electronic lock systems that were damaged or bypassed, potential volunteer scheduling solutions, and the possibility of paid assistance through an application process. No formal action was taken.
- d. Memorial Day Parade:** The Clerk's Office asked to participate in the parade again this year, which was agreed to by the Board.



- e. **Motion 050626-16 authorizing Village counsel to submit the proposed revisions to Spectrum regarding the Spectrum Franchise Agreement and authorize the Mayor to sign the correspondence on behalf of the Board:** Trustee Baxter motioned, Trustee Middleton seconded. All in favor, motion passed.

**Discussion:** Attorney Nikas reviewed proposed revisions to the renewed Spectrum cable franchise agreement. Key revisions discussed included an updated definition of gross revenues from their customers, including increased transparency regarding franchise fee calculations, contributions toward public education and government access, and, since it's a 15-year term, equal treatment provisions if other municipalities receive more favorable terms, and requirements to maintain current technology standards. Discussion also clarified that fiber providers (SLICK) utilizing National Grid infrastructure are not subject to the same franchise agreement requirements.

- f. **Motion 050626-17 to approve Village Sign replacement (A 1621.400 - \$1,050.00, A 6410.406 - \$4,296.65, and A 7550.400 - \$878.35):** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.

**Discussion:** Superintendent Dubois completed a Village sign inventory and felt it would improve the Village's appearance to replace all the signs with aluminum and all be the same design. He explained that the existing signs are primarily foam-core material, several of which have sustained damage from vandalism. Seven replacement signs are proposed, along with some that have existing wooden posts that may also require replacement. The Board discussed future maintenance and durability improvements.

**16. Trustee Reports:** None

- 17. Mayor's Report:** worked with PD on concerns regarding chickens near the bike trail area. He has also been working on reaching out for Code Enforcement, additional Planning Board, and Zoning Board volunteers, and a potential restructuring or consolidation of board membership if vacancies continue. The Board discussed recruitment efforts and the importance of maintaining adequate membership levels.

Trustee Middleton gave an update on Code Enforcement Officer John Pagano, following his recent heart transplant surgery. The surgery was successful, and recovery is progressing well. He is expected to remain near NYU Medical Center for monitoring for several months and intends to return to work when medically cleared. A fundraiser to support John Pagano will be Saturday, June 6<sup>th</sup>, from 12:00 – 4:00 pm at the West Glens Falls Fire Company.

Mayor Orlow briefly discussed ongoing negotiations and conversations related to the Police Benevolent Association contract. He stated discussions with legal counsel are ongoing in an effort to reach a fair resolution for all parties. No formal action was taken.

- 18. Motion 050626-18 to adjourn the Regular Village Board Meeting at 7:57 pm and enter Executive Session for PBA Negotiations, PT Police Officer, Provisional Sgt., Employee Payout Request:** Trustee Middleton motioned, Trustee Comstock seconded. All in favor, motion passed.  
**Discussion:** None.



- 19. Motion 050626-19 to adjourn the Executive Session at 9:03 pm and enter the Regular Village Board Meeting with no action taken:** Trustee Baxter motioned, Trustee Middleton seconded. All in favor, motion passed.
- 20. Motion 050626-20 to approve the promotion of Michael Gailor to Provisional Sergeant pending the Civil Service examination requirement:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.  
**Discussion:** None.
- 21. Motion 050626-21 to hire a part-time officer to assist with staffing shortages and overtime coverages for the SGF PD:** Trustee Middleton motioned, Trustee Baxter seconded. All in favor, motion passed.  
**Discussion:** None.
- 22. Motion 050626-22 to adjourn the Regular Village Board Meeting at 9:05 pm:** Trustee Baxter motioned, Trustee Middleton seconded. All in favor, motion passed.

