

**TOWN OF DELHI
BOARD MEETING
October 14, 2024
6:00PM**

Supervisor Boukai called the meeting to order at 6:00pm.

Those present:

Councilmember's: Margaret Baldwin, Matt Krzyston, Josh Morgan, Christina Viafore
Highway Superintendent Daren Evans
Town Justice Mat Burkert
Residents: Amy Randall

The Pledge of Allegiance was led by Supervisor Boukai.

Privilege of the Floor:

Supervisor Boukai stated in the board packet was John's report for the 2024 pool season, she had encouraged Rebekkah to submit one but had not received anything yet. Amy Randall, Head Lifeguard 2024 season spoke before the council discussing the overview of the 2024 pool season and handed out her report. Most guards stated they wished to return next year, two expressed interests in training as WSI's. She noted there were very few complaints and stated there were a lot of people that weren't Delhi residents. She stated there were not many teenagers that came to the pool. The water aerobics program was a huge success. She also discussed the mechanics of the pool, discussing issues with the baby pool also stating the bathrooms are not equipped for the traffic. Randall also stated there is no safe way for the children to get from the pool to the playground. Randall further discussed next year and what she would like to see. The board thanked Randall for all her work this year.

Approval of September 9, 2024, Regular Monthly Minutes and October 9th & 11th Budget Workshop Minutes:

A motion was made by Councilmember Morgan to approve the above meeting minutes, with Councilmember Baldwin seconding. Motion carried.

Old Business:

N/A

New Business:

Supervisor Boukai stated as discussed earlier as we will not need to do a resolution or local law as we will not be overriding the tax levy for 2025. Boukai then requested a motion for a public hearing for the 2025 Preliminary Budget for the next board meeting, Boukai stated that the 11th was Veterans Day and asked if the board wished to change the meeting date. After discussion the council decided to move forward with the public hearing and meeting on the regular scheduled date of **Monday, November 11, 2024**. A motion was made by Councilmember Krzyston to have the public hearing for the Preliminary Budget at 5:55pm with the regular scheduled meeting directly following. Councilmember Viafore seconded the motion. Motion carried. A motion was made by Councilmember Viafore to have the clerk advertise such for two weeks with Councilmember Morgan seconding. Motion carried.

Supervisor Boukai stated she had sent the council the contracts that the county had done for zoning updates so that Kent can help lead on our zoning. There are two specific areas that she would like him to focus on but not exclusive. One was events which includes zoning for different types of events and the second was a little bit easier of a pathway for people that want to build an accessory dwelling unit on their property. This is something the village is looking at to help alleviate housing issues; we do not have anything like that as now there is no way to add a second living dwelling on your property unless you get a variance. Those are two areas she was looking at having some more robust language. Kent had stated there were a couple of other things he had seen that could be beneficial for zoning. He had suggested there were two different ways of doing it: one take our existing zoning board and put them with him to work on the zoning update; he also said the other way other towns do it is to pick one or two planning board members, two zoning board members, someone from our board and maybe a member of the public; so there is a bit more variety in the board. This would be the zoning update committee with Kent. Boukai added this could take around a year per her conversation with Kent, she asked what the likelihood of having it done within 6-9 months he said it could be done. It is us deciding to enter into the contract and deciding how we want to structure this committee to update our zoning. Councilmember Morgan stated he liked the diversity of different board members with the community. Morgan offered to be part of the committee as he has experience of being a code officer. Morgan felt the planning and zoning board should reach out to a member of the community to have them on the committee. Boukai stated it would be Josh, a planning board member, a zoning board member and two recommendations from them with regards to community members. A motion was made by Councilmember Morgan to enter into the contract with the county at a cost of \$1,500 with Councilmember Viafore seconding. Motion carried.

Supervisor Boukai announced we have somewhere between \$15,000 and \$20,000 for Clean Energy Initiatives. She was tasked with looking at electric vehicle charging stations and provided handouts to the council. She provided two quotes from Eastern Energy, she discussed the locations that she had looked at and stated the village has charging stations, so she didn't feel this was the best use of funds. The village has level 2 charging stations. They take about 4 to 6 hours to get a full charge, the quotes were the same as the village. She had looked at three locations, the town pool, the chamber on Main Street and reached out to Community Bank they were interested. She reached out to Price Chopper, but they wanted to charge rent to put stations there. Community Bank owns their lot and has ample parking spaces she is waiting to hear back from the correct person there. That is her ideal spot although the chamber is more than willing to work with us to put two in their lot. She discussed how the money gets paid out to the municipality.

She further discussed how she and Councilmember Viafore approached the grant as the money can only be used for certain things. She said she is not necessarily sold on the charging stations as the time it takes unless you go to the higher charging stations which they did inquire about but they run about \$90,000. Boukai stated there is Federal funding for those things of roughly 30% but that's still like \$60,000 so she was having the companies run a cost analysis with the Federal funding how many years would it take to recoup our money with the higher caliper ones. Boukai added Oneonta has the closest one to us and with the higher caliper ones you can get an 80% charge in a half an hour. She believes that is more of a long-term conversation than what we would use this funding for. She then discussed the possibilities of where charging stations could go, she said it's more of a way to use the money versus income generating real value. The village already has their charging stations. There are ten different municipalities that have level 2, that is something to consider.

She then added the other thing that came about last minute, the village is looking at beautifying Main Street with trees. The mayor connected her with a gentleman that does land scape designs that is working with them. He came out and gave her a quote on 17 trees to be put all the way around the pool. The quote from Don Statham Design was given to the council, which was \$5,215.00, which would be the price without

tax (this was included in the quote). The additional fees for that would be digging holes he has someone local he works with, or we can do them. She discussed he would plot where all the trees where to go and discussed with him we are looking to do a shade structure and he would work around that. He stated to her that the best planting is in the fall or spring, she stated maybe we could work with SUNY as they do a community day. We would need volunteers for planting. Councilmember Baldwin stated you need to keep in mind how you are going to use the space around the pool, if you are going to expand the fencing you don't want to have "hide" spots, we need to have the pool visible. She then said it may be a helpful bridge to the playground. Baldwin then said she would want to be assured no one had a vision of them along the fence line. Boukai said he was looking more at the flat area outside of the fence lines.

Boukai stated Councilmember Viafore really needs to say what we are spending the money on before the 23rd of October. We can do a lot more due diligence once we decide where we want to go with this. She wanted to present all the different opportunities. Another idea they had looked at was a bike share program which she felt was awesome but very cost prohibitive as it is roughly \$45,000 but she did reach out to Glen Nealis of Economic Development, and they will have a conversation about that as there does seem to be interest through Economic Development and Tourism potentially through the hospital to do some kind of bike share that is Delhi focused. It is a model where we would not be responsible for insurance, none of the maintenance none of the re-balancing. It's basically a marketing model where you are paying to have your color advertising put on the bicycles which is about \$45,000 a year for 20 bikes and 30 stations, the town keeps the revenue. They maintain everything and hire someone locally to do all the maintenance, there is an annual fee. This is not something the town could support in full but maybe in part we could. The county could do something for other businesses that want to as there can be up to 20 different advertisements on the bikes.

Councilmember Baldwin asked for more information as she heard ideas but what is under it. Councilmember Viafore stated it is the NYSEDA grant for the Clean Energy Communities, Baldwin asked what it is encompassing beyond what was presented tonight; Viafore stated it has to reduce carbon footprint, that is the goal. Viafore also stated what the other thought was potentially; but wasn't sure it was possible is to get an air source heat pump (water heater) for the pool; she is looking into that. Baldwin said better than solar panels, Viafore said she looked at them a couple of years ago and it didn't seem possible at least on the roof and she didn't think we wanted to take land to put anything like that. Boukai added that's where the shade structure comes in because if we have the pavilion they could mount the solar panels on the roof of the pavilion. But now since we need to decide in two weeks, we are cutting it close. Down the line she added it is something to look at. Councilmember Krzyston asked what is the amount of money you are trying to spend; Viafore said she thought it was \$10,000 (that she knows of). Kristina Zill just sent her a message at the end of last week that she thinks it's \$15,000, but Viafore only has received the notice for \$10,000 so she is not 100% sure yet. Councilmember Baldwin said what are we really trying to do that is "town" we are a town council, and we are discussing village. Viafore said the pool is the towns, Boukai said the other would be to buy and electric and that's a big chunk of change, and different solar panels we could put them on here theologically but if we are thinking of not being in here why spend the money. Viafore stated she also believed we have done all the lightening to which Councilmember Krzyston stated we have. Boukai stated Viafore had an awesome idea that we could buy a bunch of bikes and wholesale them to the community but there are a lot of ideas that didn't qualify even though they reduced carbon footprints.

Councilmember Krzyston stated he personally felt the landscaping one was a great idea. Boukai said we will put that as a yes and ask Don to come in as it probably won't get done till the spring. Krzyston then asked Boukai what she was recommending with the charging stations, Boukai said she was not necessarily married to any of the charging station ideas. She believed it would be great if we could get the 30% and maybe come up with another grant that will piggyback. But if we are spending money on this which she

believed was the right move 100% then she believed we just needed to determine do we want to be one of 20 level two charging stations in a thirty-five-mile radius which she doesn't feel is a bad thing, but there isn't much else to spend the money on now. Boukai then stated that putting in a fast charger at the pool is probably not realistic, Councilmember Morgan asked if Boukai ever thought about this spot (town hall) for a charging station, Boukai stated she didn't just because the village stations are close enough, Morgan said you have Price Chopper down there and the chamber is right down there too, it's walking distance to downtown. In Hancock he stated there are charging stations out back of their town hall and it brings in a lot of traffic, of course you have the interstate there he added. Boukai said the Chamber is nice. Once Dunkin opens, they can get their coffee and walk from the Chamber to Price Chopper. Boukai said if we are looking to spend all the money at once then she would say let's put the level 2's at the pool and chamber and let's do the trees; that's about \$15,000 right there. Councilmember Morgan said we can always be optimistic that the corner lot will be developed, Boukai said she couldn't get in touch with the right person for Community Bank. She is not giving up on it as she believes it's a really good location for a level 1 charging station. If we put one in the bank area maybe there is other funding/partnering, but it needs a lot more in-depth conversation. Councilmember Baldwin liked this idea better than the pool area.

Councilmember Viafore said the other thought was replacing the heating pump here at town hall but wasn't aware if that was possible. Councilmember Morgan didn't believe the building envelope was efficient enough. Councilmember Krzyston asked if there was a different boiler we could use to replace ours, Morgan said there are super-efficient ones out there that are in the 90% efficiency. Boukai has reached out to Muthig regarding the boiler and compliance she will have him look into it. Councilmember Krzyston said he would have him look into a propane boiler, Viafore will see if propane would qualify. Boukai said assuming it's \$15,000 we have; it will be two charging stations with four ports and trees. Viafore said bike racks with Boukai saying recycling bins we could do a couple of those also. Viafore said she thought down to Sherwood's at the bridge would be a good spot for a bike rack. Boukai said this would be the NYSERDA grant.

Boukai then said the other one grant that she has talked to the council about the ARC grant (Appalachian Regional Commission Grant) the \$50,000 will require a board resolution to submit for the grant, there is no match required or anything like that. The grant is due in December, this grant is only for in capacity, not necessary for public benefit. The idea of hiring someone to do buildings and maintenance is the perfect use for this type of grant. An example would be we want to hire someone for 10 hours a month at \$25 an hour and that will be "x" dollars of that grant and then we can say we want to hire whether it's an assistant to Laura to change all the code permits to tax map number and they believe the clerk's software could qualify for it. Boukai stated she had a grant meeting set up for on Thursday to talk with a person and she is going to go down the list with all the ideas, they will be able to tell her if they would work or not. Her thoughts are if it is for ten different things she will write the grant for those things. This could even include the joint village and town hall as it is technically only supposed to benefit the municipality that went through their program but because the town includes the village she will see if that can be something that we could use it for. She believes doing some kind of feasibility, to get an idea of how to go about doing this process with a joint town and village hall. If there is a match from the state, we could use this as the match. Boukai said there are a bunch more options if that's the case, she will start writing the grant and we can pass the resolution to support the grant which is due in December. Realistically they have said it's a reimbursement grant so we would not be seeing any reimbursement till May. She will have a lot more information in November and will keep everyone in the loop.

Committee Reports:

Highway/Machinery: (Councilmember's Baldwin & Morgan) Written report from Superintendent

Evans provided to councilmembers. Evans stated that the Cat 938 3V loader will be arriving tomorrow. Evans announced that all of the FEMA paperwork has been submitted and they will be in touch with us this week with information regarding assistance. Evans will text Boukai to see if she can join them. Councilmember Baldwin questioned Evans about the county's assistance on Dick Mason Road, Evans stated it was in his report and unfortunately their machine broke down. Hamden Hill was finished with the shoulders, and it was oil and stoned, Dick Mason only had a small portion completed before the County's machine broke down. We are going to wait and see if we can still get to it this year if the County's machine is back in service. Boukai then asked for a motion to accept Evans report. Councilmember Viafore made the motion to accept his report as submitted, with Councilmember Morgan seconding. Motion carried.

Personnel: (Councilmember's Viafore & Baldwin): N/A

Recreation/Health/Youth: (Councilmember's Krzyston & Supervisor Boukai): Councilmember Krzyston stated we did not pay our Arts & Crafts person yet and asked if we had a standard form for the reimbursement. The clerk will give him a voucher to submit. Boukai discussed Krzyston's meeting regarding the concession stand. Krzyston stated he received a quote from local contractors to do the work, but their schedule is very full, and the price is more than we anticipated. Councilmember Morgan will be speaking with someone at the college sometime this week, they are interested in and then also including the mason program in the spring to do all the brick work. They have some time to do some stuff, and we will meet with them to see if they are 100% on board with it. Boukai said if they are on board they will do the window in the spring, Morgan said yes, they will cut out for it and the masons will come in the spring and do the brick work. Morgan added we may not even need brick work there because it's not a load bearing wall, but right now we are looking at the new doors and windows. Boukai said the big thing is we want to spend \$5,000 before the end of the year for our grant, which is that something we think we will be able to do between the door(s) and window; Krzyston stated purchasing supplies; we can definitely do it. Boukai explained what has been submitted and reimbursed already through the existing grant.

Councilmember Baldwin questioned Boukai on the pool heater; Boukai explained she has been in contact with the manufacturer whom have certified technicians that can service it. The only challenge now is when they can come as the pool is covered. Boukai also stated she replaced the batteries in the woman's bathroom as the sensor kept going off, she will do the men's bathroom. While she was there, she met with Delhi Telephone as one the cameras was out, the recording device which they thought was salvageable when the chlorine leak happened is not. We need to buy a new device which is around \$700, she is inclined to do that as we need the recording capabilities; she will have them install it this week. She added if it is appropriate she will have the heater serviced this year, although being that it is half full, she isn't sure how they will approach it.

Economic Development/Shared Services: (Councilmember Morgan & Viafore): N/A

Buildings/Codes: (Councilmember Morgan & Krzyston): N/A

IT: (Councilmember Viafore & Krzyston): Councilmember Viafore stated there wasn't much at this time, Boukai asked if she could again explain the 2,000 users versus the 200 users of NIXLE. Viafore said there are she believe 2,200 telephone numbers imported into the system then there are 259 users that have gone in and signed up with their own contact information (phone number or email.) Boukai said if there were an emergency like during COVID we would be able to reach about 2,200 residents of Delhi; Baldwin asked if these are actual residents, Viafore said however they pull in the data so she can't say for certain. Councilmember Baldwins concern is that it is residential reaching not different populations. Viafore said it's landlines from the telephone company, if you don't have a phone number you would have to sign up the other way.

Supervisor Boukai said with the ARC funding we could use it for the screen and the owl to have them mounted, more like they have it at the county meetings. While we can't use it for capital improvement we

can use it for IT, a one-time purchase that will help facilitate meetings. As Boukai is hesitate to put money into the town hall she also believes we are looking at, at least a couple of years.

CODES Monthly Report:

A motion was made by Councilmember Krzyston to accept the code’s report for September 2024. Councilmember Baldwin seconded the motion. Motion carried.

Justice Court Report:

Supervisor Boukai asked for an update on the diversion program. Burkert said they were hoping to have it rolled out in the next couple of weeks. Boukai said she was under the impression that there would be a contract, she asked Burkert if that was what he was hearing, he had not heard anything. Burkert again stated if there were any statutes that the town wanted excluded from the program to please reach out to him. Boukai asked him for the list the DA’s office is recommending. Burkert explained the diversion process again. Boukai said she believes it will be a learning process for all.

A motion was made by Councilmember Viafore to accept the September 2024 Justice Court Report. Councilmember Baldwin seconded the motion. Motion carried.

Clerk’s Monthly Report:

A motion was made by Councilmember Viafore to accept the September 2024 Clerk’s report, seconded by Councilmember Krzyston. Motion carried.

Supervisor’s Financial Report:

Boukai stated interest rates were down. The banks were closed today but we have a bunch of CD’s that will need to be renewed tomorrow. Supervisor Boukai is anticipating them to be in the 4.4 range with DNBD. We are still on track to generate conservatively speaking at least \$90,000 in revenue this year. This is with NYCLASS and Delaware National. We budgeted appropriately for next year in anticipation of at least one potential rate reduction at some point next year. While it is great it is something we are not counting on in our budget which she believes is the appropriate way to approach the interest.

Supervisor’s County Report:

Supervisor Boukai stated the diversion update; the last she was updated was that there was to be some kind of contract, it’s the 80-20, we made sure that when we voted on the resolution as an entire board, there was some discussion about not having percentages in the resolution. But a lot of us didn’t like that including myself so we pushed to have actual percentages put into the resolution; with the understanding that the county could then reevaluate in a year to see what it actually looks like as we don’t really know what the numbers will look like although we have an idea. There has been no discussion as to how the money will flow into the town (monthly, quarterly or as the money comes in), we have a meeting a week from Wednesday at which it will be brought up to the finance committee.

Boukai then stated sales tax sharing is still up in the air, to her knowledge and her discussions with others on the finance committee nothing has been discussed with the sharing. There is a meeting before our regular board meeting next Wednesday and she will be attending that. She is hoping that as we are getting towards the mid/end of budget season that it will be addressed at that point, if not she will bring it up. The hope is that it will at least be discussed a week from Wednesday.

Boukai added with Social Services, they held extensive interviews in September for the candidates to take over the commissioner’s spot. Two internal candidates and two external candidates, the board approved Keith Weaver to be the head of social services. Boukai added she was questioned if a thorough search and interview process was done, there was she was present for all four of the interviews.

Councilmember Krzyston asked what Boukai felt was the “date” she felt that a determination would be that the committee would or would not take any action on the sales tax issue. Boukai said there are two meetings before the budget has to be turned in she believed, but basically the county must have two meetings a month for the rest of 2024 prior to the meetings there will be a finance committee meeting held, and she feels if they are not discussing it by November 13th she doesn’t believe they will, although the impression she gets is that they will discuss it.

Abstracts:

Councilmember Baldwin made the motion to approve Abstract #0010 – 2024 accounts A – DB Voucher No. 00407 – 00450 equaling \$307,796.08. Councilmember Morgan seconded the motion. Motion carried.

Adjourn:

Councilmember Viafore made a motion to adjourn the meeting at 7:12pm, Councilmember Morgan seconded. Motion carried.

Respectfully submitted,

Elsa Schmitz

Elsa Schmitz, Town Clerk Town of Delhi