

**GUILFORD REGULAR TOWN BOARD MEETING
WEDNESDAY, JULY 13, 2022, at 7:00 PM
TOWN HALL, GUILFORD CENTER
STATE OF NEW YORK**

Town Board present: Councilmember Terence Ives
Councilmember Thomas Ives
Councilmember Matthew Retz
Councilmember Gilda Ward
Supervisor George Seneck

Officials present: Town Clerk Jodie Ives
Deputy Town Clerk Gail Hoffman
Highway Superintendent Robert Fleming

I CALL TO ORDER

Supervisor Seneck called the regular meeting to order at 7:00 p.m.

II PLEDGE OF ALLEGIANCE

Councilmember Gilda Ward led the Pledge of Allegiance to the Flag.

III HIGH BRIDGE UPDATE-CHRIS STANTON

Supervisor Seneck introduced Chris Stanton for an update on the wind project. Since April, meetings are being held with all landowners associated with leases to review site plans, development, and sign off on development. Chris reported that the New York State tree clearing plan has been approved and that the PILOT agreement with Chenango County IDA received approval on July 1, 2022. The last step will be seeking the Wetlands Permit from Army Corps of Engineers, hopefully in July or August. Their timeframe has been challenged by cost inflation & interest rates. However, they remain “hopeful” to start tree clearing in the fall 2022 while continuing to try to find ways to control costs. During discussion with the Board it was noted that the road study has been completed.

IV LAMONT PRESENTATION-BRENDON BECKER

Supervisor Seneck introduced Brendon Becker of Lamont for updates regarding the current water and wind projects. Water: The well at the Youngs property has tested well for quality and quantity but it does contain sulfur. Additional testing is occurring including a pump test. An additional test well dug by the tower is very promising in both quality and quantity. There was no sulfur to report and this well could serve as the primary or possibly the secondary well. The advantage of this well is it will be easy to tie into the water system since its location is right next to the water tank. A second test well near the tower is in progress. A test well on the Fleming property was also dug but produced lower quantities of water and was not close to the water system and would be costly to connect. However, this could be considered as a backup well. Various tests on the Youngs site and all test wells continue. The hope is to go out to design and bid in the fall 2022.

Wind Project: Road counters have been placed on roads for data to observe how much traffic there is. They hope to put out trail cameras for additional data. A video and photo review of roads will be used as a data source.

V BORDEN HOSE PRESENTATION-GARY SCHULTES

Supervisor Seneck introduced Gary Schultes as a representative for the Borden Hose Fire Company. Gary reported that a different bookkeeper and auditing firm has caused delays in financial reporting. An IRS extension on filing was approved, and data and reports should be prepared and ready by the August meeting. Fuel costs are up, and the current vendor will not lock in a fixed price. Supervisor Seneck states that ARPA funds are possibly available; however the town must adhere to strict deadlines and reporting. Supervisor Seneck asks the department to provide a set amount of funds requested. A new tanker is in service and two old tankers will go up for sale. The Community Days will be held on August 27, 2022. This will include a car show, a bounce house, and vendors.

VI APPROVAL OF MINUTES

RESOLUTION - Motion to dispense with the reading of the minutes from the June 8, 2022, meeting was moved by Councilmember Tom Ives. Seconded by Councilmember Terry Ives. Ayes: Councilmembers Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

RESOLUTION - Motion to approve the minutes from the June 8, 2022, meeting as presented was moved by Councilmember Terry Ives. Seconded by Councilmember Matt Retz. Ayes: Councilmembers Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

VII FROM THE FLOOR

No comments

VIII REPORTS

A. SUPERVISOR – Supervisor Seneck reported the following:

1. A concerned citizen discussed a road diversion ditch causing a flooding issue on Gospel Hill Road.
2. Correspondences: received a letter from Reese-Marshall on sustainable heating oil – Bio Heat Plus and Heat Doc.
3. Received the inspection report for the Guilford Lake Beach from the County Health Dept. A suggestion was made to declare the old docks surplus at the end of the season which will help with storage concerns.
4. Attended the Rural Upstate Broadband conference in Binghamton. Chenango County residents could receive a million dollars in assistance with monthly internet bills. Upgrades to Chenango County broadband internet will be costly at \$16-\$18 million.
5. No response from the owner of the property at the corner of School Street and Co. 35 in the Hamlet of Guilford.
6. Completed the NYSERDA Battery Storage Systems training.
7. Spoke with a young 4-wheeler rider on Joslyn Road. Plan to stop and speak with the parents. Illegal riding, ATVs, and dirt bikes. Landowner on Joslyn Road asks for speed reductions and a law to restrict an ATV offroad track.
8. Completing insurance documents for the DEC Grant for the Guilford Lake Dam. Supervisor will ask DEC for a time extension for the grant.
9. Notified that we will be receiving the second ARPA payment of \$143,332.89. Expenditure totals will be put together for future meetings.

B. TOWN CLERK – Town Clerk Jodie Ives and Deputy Town Clerk Gail Hoffman reported the following:

1. Taxes have been returned to Chenango County and all obligations have been satisfied. The report on unpaid taxes has been balanced and verified.

2. Statistical report, dog license sales continue to increase. Jodie is set up in DECALS now and has sold a fishing license.
3. Monthly dog renewals have been sent as well as the semi-annual water bills with prior penalties included.
4. Some website training has been completed and the website needs to be updated. Williamson training completed regarding the water billing program.
5. Distributed the Dog Control Officer's report for the month of June.
6. Town Clerk Contractual budget line will be reviewed, and adjustments will be made to expenditures coded incorrectly.
7. Distributed a Borden Hose 2022 membership roster and discussed financial reports that they owe the town per their contract.

C. FINANCIALS – Supervisor Seneck reported the following:

1. The County Treasurer's estimated Sales Tax will be up approximately 12% this year.
2. P.5 Correction needed for the Court Clerk Personnel line.
3. P. 5 Corrections will be made to the Town Clerk Contractual line.
4. P. 6 Constable Contractual will be transferred to the Constable Personnel line.
5. P. 6 Budget Amendment for Parks Contractual to pay for plumbing repairs.

RESOLUTION - Motion to accept the financials as presented moved by Councilmember Tom Ives. Second by Councilmember Gilda Ward. AYES: Councilmember Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. NOES: None. Motion carries.

**Proposed Budget Amendments
For July 2022**

<u>Town General</u>	Increase Budget A7110.4 Parks Contractual	+\$1,400	
	From Contingent A1990.4 (Plumbing Repairs)		- \$1,400
	Increase Budget A1910.4 Unallocated Insurance	+\$748.73	
	From Contingent A1990.4		-\$748.73
<u>Town Highway</u>	Increase Budget DA5110.1 Repairs Personnel	+\$7,748.84	
	From Unassigned Fund Balance		-\$7,748.84
	Increase Budget DA5142.1 Snow Personnel	+\$5,720.43	
	From Unassigned Fund Balance		-\$5,720.43

RESOLUTION - Motion to accept the proposed budget amendments moved by Councilmember Terry Ives. Second by Councilmember Matt Retz. Ayes: Councilmember Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

D. HIGHWAY - Highway Superintendent Bob Fleming reported the following:

1. Fire Extinguisher Inspection is scheduled for Tuesday, July 19, 2022.
2. Met with the Building Committee to discuss the cold storage building plans.
3. Dirt roads have been worked and graded.
4. Placed shoulders on Junction, Cooper School House, and North Pond roads.
5. Widened Ives Settlement, Gospel Hill, Marble, and Phillips Odell Roads.
6. Continue to work on brush cleanup.
7. Installed four driveway pipes and two crossover pipes in the last month.
8. Working at cleanup of the Youngs Property and will install a gate.

E. COMMITTEE REPORTS

1. **HIGHWAY COMMITTEE** –has not met

2. **BUILDING COMMITTEE** – Councilmember Ward reported the following:

- a. Town Hall furnace: Technicians from both Central Plumbing & Heating and Mirabito were in to discuss the heating concerns for the Town Offices. Suggestions include insulation above the ceiling, additional baseboards, a different type of heater, replace ½” piping. Quotes will be provided at a future date. Supervisor Seneck asks that we replace the insulation and review quotes once provided.
- b. Repairs to the sidewalk leading to the front door of the Town Hall will be quoted by P.A.K. Construction and provided to the Highway department.
- c. Fire and Code Inspection repairs should now be finished.
- d. Proposed cold storage additional building 48’x72’ perpendicular to the current garage with a lean-to structure on one side. Recommend garage doors to allow easy access for backing in a trailer.
- e. Annual water building inspections scheduled for Thursday, July 14, 2022.
- f. Fire extinguisher inspections to occur on Tuesday, July 19, 2022.
- g. Memorial tree ceremony occurred this evening prior to the board meeting.
- h. Highway building boiler replacement proposals reviewed and awarded to Central Plumbing & Heating.
- i. Guilford Lake-New docks are being assembled and some parts will need to be ordered as well as stencils for labeling the docks. The old docks were installed for the 2022 season.
A suggestion for a roadway coming from the parking area to the swimming area was made in the event of an emergency.
- j. Mt Upton water: a necessary water repair on County Rd 37 has been completed.

3. **PLANNING COMMITTEE** – has not met, no subdivisions

4. **PARK UPDATES** – Councilmember Ward reported:

- a. The Park Committee requests that the highway department remove the dirt pile and a large concrete block. This will require heavy equipment. Also, that the trees along the road be trimmed for visibility purposes.
- b. Councilmember Retz’s son has removed the dirt pile near the ball field.
- c. Soccer field will be shared use with the park and the Zaczek property.
- d. The Little League baseball season is complete.
- e. Councilman Retz and his son will paint the bathroom floors.

- f. Motion detector lighting needs to be updated in the bathrooms.
- g. Door repairs are needed in the storage area.
- h. Metal road sign needs to be straightened.

IX OLD BUSINESS

A. FACILITY POLICY – DOGS –

RESOLUTION – Motion to adopt the ADA service guidelines allowing only certified service animals in the building moved by Councilmember Terry Ives. Seconded by Councilmember Matt Retz. Discussion items include signage for the building and clarification that this does not include therapy dogs, must be a certified service dog. Ayes: Councilmembers: Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

B. FURNACE REPLACEMENT APPROVAL-

RESOLUTION - Motion to accept the bid from Central Plumbing and Heating for replacement of the highway garage boiler moved by Councilmember Tom Ives. Seconded by Councilmember Matt Retz. Discussion items include the boiler has been ordered after a telephone poll was conducted. We will use reserve funds for the unanticipated expense. Ayes: Councilmembers Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

X NEW BUSINESS

A. BUILDING SECURITY-SUPERVISOR SENECK

The Town received an updated proposal from Johnson Controls which is very costly. This includes annual service costs for closed circuit TV's, keypads, monthly monitoring of fire systems, security monitoring and burglar alarm. Other proposals have been requested and require updating and further review. Upon discussion, this item has been tabled to the next meeting.

B. SALES TAX RESOLUTION-SUPERVISOR SENECK

RESOLUTION - Motion to approve the 60% general fund - 40% highway fund sales tax revenue distribution as presented moved by Councilmember Tom Ives. Seconded by Councilmember Gilda Ward. Ayes: Councilmembers Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

C. MILEAGE REIMBURSEMENT RATE-SUPERVISOR SENECK

RESOLUTION - Motion to approve the updated IRS mileage reimbursement rate as of July 1, 2022, to \$0.625 per mile as presented moved by Councilmember Terry Ives. Seconded by Councilmember Tom Ives. Ayes: Councilmembers Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

XI FROM THE FLOOR

Speaker #1 asked the Town, when reporting to the sheriff regarding illegal ATV and dirt bike riding and speed control, also inquire about construction equipment; bulldozers, excavators & skid steers, being driven on County Hwy 36 and town roads: which include Joslyn, Wahlberg, Furnace Hill, and North Pond Roads. General contractors pay to move their equipment with tractor trailers and have insurance coverage for that purpose.

Speaker #2 asked for an accounting from the Assessor regarding new assessment reports. Believes that properties assessments are not consistent. Supervisor Seneck reported that the equalization rates have dropped, currently 89%, down 11%.

XII EXECUTIVE SESSION

RESOLUTION - motion to go into Executive Session at 8:45p.m. to discuss a Small Claims Assessment case, a personnel issue and a litigation issue moved by Councilmember Gilda Ward. Seconded by Councilmember Matt Retz. Ayes: Councilmembers Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

RESOLUTION – motion to exit Executive Session at 9:10 p.m. made by Councilmember Terry Ives. Seconded by Councilmember Gilda Ward. Ayes: Councilmembers Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

XIII AUDIT & PAYMENT OF BILLS

At an earlier time, the Capital Fund vouchers number 07 to 08 in the amount of \$4,842.25, General Fund vouchers number 139 to 167 in the amount of \$64,411.82, Highway Fund vouchers number 111 to 125 in the amount of \$29,928.10, Lighting District vouchers number 11 to 13 in the amount of \$594.38, Mt. Upton Water District vouchers number 32 to 35 in the amount of \$716.59 and Guilford Water District vouchers number 28 to 31 in the amount of \$3,046.87 were audited. Motion to approve payment of the bills moved by Councilmember Gilda Ward. Seconded by Councilmember Matt Retz. Ayes: Councilmembers Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

XIV ADJOURNMENT

Being no further business, Councilmember Terry Ives moved to adjourn at 9:10 p.m. Seconded by Councilmember Tom Ives. Ayes: Councilmembers Terry Ives, Tom Ives, Matt Retz, and Gilda Ward. Noes: None. Motion carries.

Respectfully Submitted,

Jodie M. Ives, Town Clerk