



Town of Chenango

Minutes

Town Board

5:00 PM - Wednesday, November 13, 2024

Town Office Building

The Town Board of the Town of Chenango was called to order on Wednesday, November 13, 2024, at 5:00 PM, in the Town Office Building, with the following members present:

Present: Councilperson Jim DiMascio
Supervisor Mike Lumsden
Councilperson Gene Hulbert Jr
Councilperson Dave Johnson
Councilperson Kevin Worden

Absent:

Also Present: Nate VanWhy, Town Attorney
Derin Kraack, Highway Superintendent
Gavin Stiles, Code Enforcement Officer
Alex Urda, Town Engineer
Joel Troutman, Dog Control Officer
James Brewster, ZBA Chair
Laurie Eldridge, Bookkeeper
Joy Kasmarcik, Highway Secretary
Dawn Blair, Town Clerk

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL

The Clerk took the roll call and all were present.

COMMUNICATIONS

The Clerk informed the Board that Donald and Carrie Culver, 131 Mix Road, inquired about the historic marker bell at the intersection of Rt 12 and Knapp Hill Road as they had heard it had been sold. They were assured it was not sold. They asked that the Town be aware that the bell was donated to the Town by their family and at that time it was agreed that it would be held safely by the Town.

OPEN FORUM

A resident spoke of her concern about the budget that was posted on tonight's agenda. She stated that there were negative fund balances listed and they are not allowed.

A resident complained about the last meeting when an Executive Session was called for a personnel problem at the beginning of the meeting. He left after 45 minutes and knows it went on for another half hour or so. It should have been done at the end of the meeting. He also asked for ARPA funds to be explained. He stated that elected officials should not be given money from ARPA funds as previously suggested by the Board.

OLD BUSINESS

Bids for ARPA Funds

This topic will be discussed at the next meeting.

[arpa uses](#)

[Proposal - Ceiling Fans deikow](#)

[Proposal - Parking lot lights - 2024 deikow](#)

[Proposal - Office Lighting - 2024 deikow](#)

[MAT24-374E - TOWN OF CHENANGO LED REPLACEMENT & FAN INSTALL -](#)

[MATCO ELECTRIC PROPOSAL matco](#)

[E100 - GARAGE FAN LOCATIONS matco](#)

[LED Lighting Upgrade Proposal blanding](#)

RFP Vestibule

There was not a good response to the RFP for the vestibule. DPW Superintendent Burden suggested that the budget and scope of the RFP be adjusted to attract more bidders. It was advised that the bidders receive a letter from the Town stating that no proposal was accepted and that a revised project will be put out for bid again for January 2025.

[vestibule recommendation](#)

A motion was made to reject the proposals for the vestibule RFP and rebid by publication in the newspaper with times and dates to be determined by Superintendent Burden and Engineer Urda.

Motion made by Councilperson Jim DiMascio, Seconded by Councilperson Gene Hulbert Jr

Ayes: Councilperson Jim DiMascio, Supervisor Mike Lumsden,
Councilperson Gene Hulbert Jr, Councilperson Dave
Johnson, and Councilperson Kevin Worden

Nays: None

Abstained: None

Carried: 5-0

EDU Discussion

Attorney VanWhy reviewed the process used to assign EDUs to each of the parcels in the consolidated sewer district. He verified the data with Superintendent Burden. Municipal Solutions will check the total bond amount of \$29,967,996.00 over a 30-year period. This is considered filed with the Town Clerk at tonight's meeting and by law a public hearing needs to be set in not less than 10 days and not more than 20 days. A notice of Public Hearing must be mailed to all affected property owners. The Public Hearing will allow property owners to challenge their assessment. EDUs will require review each year.

[Commercial EDU Current](#)

[residential edu current](#)

A motion was made to hold a special meeting at 5:00 PM on Monday, December 2, 2024, with a Public Hearing for the sewer debt assessment.

Motion made by Supervisor Mike Lumsden, Seconded by Councilperson Dave Johnson

Ayes: Councilperson Jim DiMascio, Supervisor Mike Lumsden, Councilperson Gene Hulbert Jr, Councilperson Dave Johnson, and Councilperson Kevin Worden
Nays: None
Abstained: None
Carried: 5-0

2025 BCBS Health Insurance

The health insurance was approved and as part of the resolution in Item 9.1. There were no changes to the documents reviewed in October.

[Health Contract 2025](#)

[Dental Contract 2025](#)

Wastewater Treatment Plant Updates

[2024.11 Monthly Board Update](#)

[Contract 1A Payment Application No. 06](#)

[Contract 1B Payment Application No. 05](#)

[Contract 1C Payment Application No. 04](#)

[Contract 1D Payment Application No. 04](#)

[Contract 2A Payment Application No. 04](#)

[Contract 2B Payment Application No. 04](#)

[B & L](#)

ARPA Funds Discussion

This will be discussed at the next meeting.

[ARPA Funds](#)

[ARPA Presentation SM Nov 1 2024](#)

PUBLIC HEARINGS - 6:00PM

Springbrook

The first Public Hearing was on the application for a residential community facility at 4 Fernwood Lane. The Town has been told they have withdrawn their application because there are deed restrictions that appear to prevent this type of facility. Since it can't be said with certainty that that is the case, anyone from the public who wanted to comment on it was asked to do so.

Supervisor Lumsden opened the Public Hearing on the Springbrook application and asked if anyone would like to speak.

A resident who had been at the Planning Board meeting the night before stated that many residents attended and spoke about the project. Everyone was very respectful and good information came out of the meeting.

No one else wished to speak and the Public Hearing was closed.

Preliminary Budget

Supervisor Lumsden continued the Public Hearing on the Preliminary Budget that had been opened at the October 30 meeting.

General Budget: There is no increase in the general budget. There were no comments, so the public hearing was closed on the general budget.

Highway Budget: There is a 3% increase in the highway budget. There were no comments from the public, so the Public Hearing was closed on the highway budget.

Fire #1 Budget: There was no increase in the Fire #1 budget. There were no comments from the public and the Public Hearing was closed on Fire #1.

Fire #2 Budget: There was no increase in the Fire #2 budget. There were no comments and the Public Hearing was closed on Fire #2.

Special Lighting: There was no increase in the Special Lighting budget. There were no comments and the Public Hearing was closed on Lighting.

Sewer Budget: Superintendent Burden expressed concerns about lines that had been cut including the Camden Group. It was kept at \$150,000 but the projection for this year is at least \$180,000 and he was requesting it be increased to at least \$180,000, preferably \$200,000. A citizen expressed concern about rates being raised again and asked if that was part of the proposed budget. There were no additional comments and the Public Hearing was closed on the Sewer Budget.

Water: There was no increase in the Water budget. There were no comments and the Public Hearing was closed on Water.

All items having been discussed, the Public Hearing was declared closed.

[2025 Preliminary Summary](#)

[2025 Preliminary A General](#)

[2025 Preliminary DA Highway](#)

[2025 Preliminary Fire #1](#)

[2025 Preliminary Fire #2](#)

[2025 Preliminary SL Special Districts Lighting](#)

[2025 Preliminary G & SS Sewer](#)

[2025 Preliminary F & SW Water](#)

Budget Discussion

The Board reviewed the Preliminary Budget line by line. The members discussed budget amounts and made the necessary updates and changes that were necessary. The following is a summary of changes:

Page 10 of General Fund: A8540.404, From \$42,000 to \$420,000

Page 12 of General Fund: A1120 Change to \$2,491,916.42

Page 14 of General Fund: Federal Aid Code TBD to \$378,000

Page 1 of Highway Fund: DA5130.200 to \$9,000

Page 4 of Highway Fund: Property Taxes Changed to \$897,252.75

Page 2 of Fire #1: Interfund Transfer SF1-5031 to \$00.00

Page 4 of Sewer Fund: G8110.401 Changed to \$200,000
Page 4 of Sewer Fund: G8130.400 Changed to \$207,000
Page 1 of Sewer Fund: G2120 is \$956,542.32
Page 1 Sewer Capital: G2124 is \$0.00
Page 1 of Water Fund: F8320.400 to \$180,000
Page 3 of Water Fund: F9950.9 (New Line) Transfer to Reserves, \$64,056
Page 3 of Water Fund: F2140 to \$744,500.32

The motion was made to accept the changes to the Preliminary Budget.

Motion made by Councilperson Gene Hulbert Jr, Seconded by Councilperson Jim DiMascio

Ayes: Councilperson Jim DiMascio, Supervisor Mike Lumsden,
Councilperson Gene Hulbert Jr, Councilperson Dave
Johnson, and Councilperson Kevin Worden
Nays: None
Abstained: None
Carried: 5-0

NEW BUSINESS

Dangerous or Unsafe Structures

Code Enforcement Officer Stiles stated that there are two structures, 334 E Hill Road and 1094 Castle Creek Road that both he and Engineer Urda have deemed as dangerous and unsafe. The properties have been inspected by the fire company. Under Chapter 26 of the Town Code he brought this information to the Town Board to request that the owners be served notice. According to Chapter 26, however, the Town Board should have been notified and given Code Enforcement permission by resolution to inspect the properties and that wasn't done. It is a trespass issue, if permission was not given to be on the property. Mr. Stiles observations were from a public roadway. Attorney VanWhy recommends a Public Hearing where the owner can comment on the property and be advised of the intention to order them to repair the property. He also recommends applying to Supreme Court to get a court order. It can be a complicated process and has to be approached systematically. He will get the information to the Board including pictures and details and begin the process for the December 11 agenda.

[SKM_C45824110811001](#)

DEPARTMENT REPORTS / SUPERVISOR REPORT / ATTORNEY REPORT

Dog Control Report

Dog Control Officer Troutman presented his report.

Ordinance Report

Code Enforcement Officer Stiles reviewed his report.

[Ordinance Report](#)

Attorney's Report

Attorney Van Why had several conversations with Mr. Stiles about unsafe structures. He dealt with the Springbrook Public Hearing and received many letters from the public. He covered several issues with the Planning Board. He focused on the EDU and sewer debt process. At tonight's meeting he suggested an action on the probationary term of Shaheed Sledge that was discussed at the Executive Session of October 30.

Concern was given about filling the position of Assessor. There is one person who has expressed interest. It was agreed that the position needs to be advertised.

The motion was made to extend the probationary term of Shaheed Sledge for an additional 12 months from when his probationary period is over in early December.

Motion made by Councilperson Jim DiMascio, Seconded by Councilperson Dave Johnson

Ayes: Councilperson Jim DiMascio, Supervisor Mike Lumsden, Councilperson Gene Hulbert Jr, Councilperson Dave Johnson, and Councilperson Kevin Worden
Nays: None
Abstained: None
Carried: 5-0

The motion was made to do an advertisement for a part-time Tax Assessor for a two-week period on Indeed, at a cost of \$500, starting tomorrow, November 14, and ending on Wednesday, November 27 at a salary range of \$35,000 to \$43,970.

Motion made by Councilperson Jim DiMascio, Seconded by Councilperson Dave Johnson

Ayes: Councilperson Jim DiMascio, Supervisor Mike Lumsden, Councilperson Gene Hulbert Jr, Councilperson Dave Johnson, and Councilperson Kevin Worden
Nays: None
Abstained: None
Carried: 5-0

Engineer's Report

Engineer Urda presented his report. In addition to his report he stated that an application has come in for a Walsh project for a Rte 12A storage facility. He does not see a conflict with reviewing their site plan, but is bringing it up as a legal question as he doesn't want it to be a perceived conflict. He doesn't see a conflict and will state that clearly.

[001-MEMO-engineering TB 2024 11 13](#)

Supervisor's Report

[October 2024 Financials](#)

RESOLUTIONS

Resolution Approving 2025 BCBS Health Insurance

[Resolution BCBS 2025](#)

The motion was made to approve the resolution for medical and dental insurance benefits for employees and authorizing execution of contracts for them.

Motion made by Councilperson Jim DiMascio, Seconded by Councilperson Kevin Worden

Ayes: Councilperson Jim DiMascio, Supervisor Mike Lumsden,

Councilperson Gene Hulbert Jr, Councilperson Dave Johnson, and Councilperson Kevin Worden

Nays: None
Abstained: None
Carried: 5-0

Abstract No. 22

[Abstract 22](#)

Resolution Approving Abstract No. 22

[Resolution Approving Abstract 22](#)

The motion was made to approve the resolution for Abstract No. 22.

Motion made by Councilperson Kevin Worden, Seconded by Councilperson Jim DiMascio

Ayes: Councilperson Jim DiMascio, Supervisor Mike Lumsden, Councilperson Gene Hulbert Jr, Councilperson Dave Johnson, and Councilperson Kevin Worden
Nays: None
Abstained: None
Carried: 5-0

Resolution Authorizing Purchase & Installation of Carpet

This resolution will be discussed at the next regular meeting.

[Resolution authorizing purchase and installation of carpet at Town Hall using ARPA funds](#)
[NY State Contract carpet](#)
[Town Of Chenango - carpet](#)
[Town Of Chenango -Supervisors Office carpet](#)
[Town Of Chenango -Supervisors Storage Room carpet](#)
[Town Of Chenango -Assessors Office carpet](#)
[Town Of Chenango -Highway Department carpet](#)
[Town Of Chenango first floor carpet](#)

FUTURE BOARD TOPICS

[FUTURE TOPICS LIST - 11.13.24](#)

OPEN FORUM

ADJOURNMENT

There being no further items for discussion, motion to adjourn the meeting.

Motion made by Supervisor Mike Lumsden, Seconded by Councilperson Kevin Worden

Ayes: Councilperson Jim DiMascio, Supervisor Mike Lumsden, Councilperson Dave Johnson, and Councilperson Kevin Worden
Nays: Councilperson Gene Hulbert Jr

Abstained: None

Carried: 4-1

Respectfully submitted,

Dawn Blair, Town Clerk
Town of Chenango