

**Nichols Town Regular Board Meeting**  
**March 12, 2024**  
**6:00 pm**

*Town Supervisor, Esther Woods, brought the meeting to order at 6:00 pm in the Nichols Elementary School located at 139 Ro-Ki Blvd Nichols NY 13812.*

*Pledge of Allegiance*

**ROLL CALL:**

*Supervisor Esther Woods (present), Councilperson Ladd Yost (present), Councilperson Rose Cole (absent), and Councilperson Brenda Fay-Pelotte (present).*

*ALSO PRESENT;*

*Bob Nugent, Kem Hart-Baker, Ray Thetga, Erica Deretz, Mike Decker, Steve Radichi, Shane Ramage, Basil Bacom, Kris Swagler, Chris Fuller, Stephanie Fuller and Marcy Hill, Town Clerk.*

**MINUTES**

*Motion to approve the revised minutes from January 9, 2024, January 15, 2024 and February 12, 2024 made by EW. Woods 2nd by L. Yost*

*Roll Vote; R. Cole (absent), B. Fay-Pelota (aye), Ladd Yost (aye), and E. Woods (aye).*

*Carried 3 aye- 1 absent- 0 No- 0- abstain*

**FINANCIALS**

*Motion to approve the financial reports from January and February made by B. Fay-Pelotte 2nd by E. Woods*

*Roll Vote; R. Cole (absent), B. Fay-Pelotte (aye), Ladd Yost (aye), and E. Woods (aye).*

*Carried 3 aye- 1 absent- 0 No- 0- abstain*

*Public Comments: If you would like to speak there will be a 2-minute time length per person, the board will consider your comments, if warranted we will respond at a later time.*

*None*

**New Business:**

**Resignation – Melanie Sinsabaugh**

*Motion to accept Melanie Sinsabaugh’s resignation as confidential secretary by B. Fay-Pelotte 2nd by E. Woods*

*Roll Vote; R. Cole (absent), B. Fay-Pelotte (aye), Ladd Yost (aye), and E. Woods (aye).*

*Carried 3 aye- 1 absent- 0 No- 0- abstain*

**P&J Mechanical Contractors –**

*P&J presented a quote for the replacement of the boiler system at Town Hall. There was a great deal of detail presented by the contractors regarding this Phase 1 replacement. There was also an additional “options”. Option 2 would be an additional \$4300 for the mechanism modification. Option 3 would include updating of the control systems. Controls would be in phases- boiler, thermostats and uni-venilators would be \$54-62K. A control technician would come and do a complete exploratory investigation before completion of estimates.*

Phase 2 exhaust fans and air exchanges. Then Phase 3 would be the lighting system – Exterior only.

Mr. Mike Decker, Smith Site Development

Mr. Decker shared that Smith Site Development has done co-op's with P&J on numerous occasions. SSD owns a TIPS contract – this keeps the municipality from going out to bid – all purchasing can be done through this contract agreement. A cost analysis would be given to show that it is the best price and work would be done within the allotted time.

First priority would be boiler replacement, the system modification and asbestos abatement.

Second phase would be boiler room equipment ranging from \$54-62,000 along with unit ventilators.

Mr. Decker also stated "You are lucky to have Ray". It is good to have Ray at the facility and have him be part of the team.

Old Town Barn Property Offer – we have had two offers for the building. If we sold the building would we build additional storage at the new town barn site? Should we put it back on the tax rolls? We can break the property up – it totals 8.42 acres. We would keep the access to the fishing and the cemetery. It's a great idea to have the equipment at one location (new town barn). We should do the leg work and survey the lot and assess the value.

A motion to approve a survey and assessment of property value of the old town barn by E. Woods 2<sup>nd</sup> L. Yost

Roll Vote; R. Cole (absent), B. Fay-Pelotte (aye), Ladd Yost (aye), and E. Woods (aye).

Carried 3 aye- 1 absent- 0 No- 0- abstain

Fall Clean-Up Day(s). It would be Oct 11<sup>th</sup> and 12<sup>th</sup>, 2024 More details forthcoming.

Library Funds Investment – The library would like to put as much into they can into a CD.

We can put all their money into the CD – the Town would be in control of the money since it is a municipal library. The \$118,000 plus interest will be invested at CBNA, Nichols. Esther will go to the Community Bank. Erica will take this information back to the library board.

5 Year Plan – The five year plan was discussed and the lists will be prioritized. The board is going to reach out to department heads and come back at a future meeting.

Change meeting date – No change in day will take place at this time.

Leasing Property on W. River Road – We will charge approximately \$50 for a 10- year lease.

Work Place Violence and Sexual Harassment courses will be sent to all employees.

Departments:

Highway - Will Heveland – Not present

Building & Grounds - Ray Thegta Jr – lights are up in the front – do we want to go out around the bldg. and do the remainder of the lights. Getting ready to start working on cemetery next to the old town barn. There are 3-7 buried at this site. The seasonal men will start next week.

*Sewer & Water - Bob Nugent – Southern Tier Network contract will be signed. The Annual DEC inspection was done and discussed.*

*Code Officer – 4377 W. River Road – It has been condemned. It was an anonymous complaint regarding it. Trout container home – passed all permits as well as nyseg this is going forward. LCP group Demo permit approved. Tioga Downs is looking into permits for updating barns. Tireland is looking at putting a DW on the property.*

*DCO – has taken in 3 german Shepard's from Moore Hill Rd.  
Historian - Kem Baker - Report attached. Thank you Ray for painting and repairing walls at museum.*

*Library – Outreach – up 70% from last year. Library staff would like it painted by summer. The board stated that they are looking at getting the porches done this year.*

*Committee Reports:*

*Reap – No Report*

*Hazard Mitigation – Esther stated that during the last meeting there was discussion regarding NYSEG moving the substation across the river.*

*LEPC*

*Council Of Government*

*Old Business:*

*Town Hall locks for offices – We are going with rekeying all doors. Ray will follow-up with YelHelp. The inside doors will automatically close when there is a fire alarm. The inside doors are never closed – they are not a traditional set of door – they are a fire door. We could take them out if we wanted too.*

*Cameras for Town Buildings – Tioga County is doing through the review of areas.*

*Court – phones lines and computer access. Brandon was here when they did the phone system – they would try to do a trial run to see if the computer system now would work with the fiber network. It has to run thru the” switch” and we wouldn't need another fiber account. Esther will let them know we want them to try this.*

*Depot Rd Project - FEMA Reimbursement - Working on the payout. Pay App#2 is coming.*

*Village of Nichols drainage problem on Roki Blvd – Water is coming from the lawn. The three driveways below our driveway are good. The ditch in front of the school is not hooked to anything. It is not hitting the elbow and not flowing into the creek. We would need to connect to the Village drainage. Fix our driveway, reuse catch basins, and go back down to the Mertz property. If we want to get a grant it will push the project start date out.*

*FEMA Properties updates – No update. However, we should be prepared; we may have to pay up to \$21,000 per property.*

*Motion to accept vouchers and pay bills by B. Fay-Pelotte and 2<sup>nd</sup> by Ladd Yost*

*Motion to move to Executive Session to discuss a particular personnel matter by B. Fay-Pelotte 2<sup>nd</sup> by L. Yost*

*Motion to reconvene into regular session and adjourn meeting by L. Yost 2<sup>nd</sup> E. Woods*

*Meeting Adjourned at 8:10PM*

*Respectfully Submitted,*

*Marcy Hill*

*3/12/2024*