

**^Town of Delaware Town Board
REGULAR BOARD MEETING
June 11, 2025 – 6:00 p.m.**

A regular meeting of the Town Board of the Town of Delaware, Sullivan County, New York, was held at the Town Hall, in Hortonville, New York, in said Town, on the 11th day of June, 2025 at 6:00 o'clock p.m., prevailing time.

The meeting was called to order by Supervisor DuBois, and there were

PRESENT: Scott M. DuBois, Supervisor
Cindy Herbert, Councilperson
Alfred Steppich, Councilperson
Christopher Hermann, Councilperson
Ian Blumenthal, Councilperson

Present were: Tess McBeath, Town Clerk; Leila McCullough, Deputy Town Clerk; Kristofer Scullion, Building Inspector/Code Enforcement Officer; Kenneth C. Klein, Esq.; Town Attorney; William Brown, P.E., Delaware Engineering

Councilperson Steppich led the pledge to the flag; Supervisor DuBois welcomed everyone.

RESOLUTION - ACCEPTANCE OF MINUTES: Minutes of the May 14, 2025 meeting were approved on motion of Councilperson Hermann, seconded by Councilperson Steppich, and carried unanimously, AYES-5, NAYS-0

HIGHWAY SUPERINTENDENT: Supervisor DuBois reported that he spoke with Mr. Eschenberg, they finished up CHIPS sealing over by the Villa Roma. They're doing basic maintenance, mowing, usual summertime work. We're still waiting on the big truck.

BUILDING INSPECTOR/CEO: Mr. Scullion reported he just hit 49 or 50 permits yesterday. He expects the number of permits to be the same as last year. Mr. Scullion reported that he visited the camp today, they're doing a lot of renovations trying to get ready to open the end of June. He said they're putting millions into it. They paid up all their false alarms from last year. The Health Dept was there and the SPEDES permit is done. A lot of renovations are ongoing. They said families would be arriving by the 25th, kids after. Bnos Rochel is on the Planning Board agenda next week for their special use permit. Things are going to be a lot safer and nicer looking.

TOWN CLERK: (1) May receipts totaled \$7,211 with \$7,202 turned over to the Supervisor. Of that, \$6,825 was Building fees. (2) The Farmers Market in Callicoon is celebrating 25 years of success. (3) The NYC athletic court project is finished and Northeast Paving & Sealing did a beautiful job.

UDC REPORT: Harold Roeder's report was provided to the Board. A hydrologic report indicated that all three reservoirs are over 100% storage.

ENGINEER'S REPORT: Bill Brown provided an update: Construction is underway. All the services are installed except the line under the railroad tracks between Upper and Lower Main. Mr. Brown thinks they'll get the permit from the railroad soon. The restoration to complete, they're working on

asphalt paving. The Well house is being constructed - it's pretty tall. Right now they're working on the interior. The light pole has been installed, now they can get the electric service. There are six or so water meters left to install.

Mr. Brown reported that they're still waiting on the Delvue water tank, but it doesn't affect any parts and pieces of the rest. He feels another month or so and we should be pretty well wrapped up. Supervisor DuBois asked if he was confident that by the end of the year we'll be all done. Mr. Brown said yes, and they'll be looking to do a start up to get the computer program up and running. It's a radio read system, everything downloads to the computer. The Supervisor feels it'll take at least a good two years to get a good baseline and work out all the bugs.

SUPERVISOR'S REPORT: Supervisor DuBois stated one of the big things is we penned six or seven letters to all our elected State and federal representatives about the Job Corps. It's a big deal for us if it closes, they're probably 80% of the sewer use. They're a driving factor, and they're also a good size water user. We have approx. 170 users and then the Job Corps. The plant was built to the Job Corps. Instead of them repairing their own system up there, we entered into an agreement with the US Department of Labor for them to come into our system.

The Supervisor reported that for now there's a stay. They're only funded if there's congressional approval. If Congress cuts it out we don't have a leg to stand on. If so, there goes 80% of our money. He doesn't know how that plays out. If it closes, there's no way 170 users in the hamlet can sustain the costs for maintenance and capital.

Councilperson Steppich stated that just to maintain the facility is a huge expense. Back in the days of the seminary they said 8,500 gal of fuel would last 2 weeks oil in a cold winter.

Supervisor DuBois said it would be a shame if the government's not in there, he doesn't know who could afford something like that. That's what's taken up a lot of time in the last few weeks, with things bouncing back and forth. It's not a lot of money in the grand scheme of things but it is to us. He's glad that the water project's almost done.

PUBLIC COMMENT: Rick Ferruggia of Nine River Road in Callicoon addressed the Board. His wife and he bought Nine River Road and he has a question about the sidewalk in front that's in bad shape. He brought a survey which showed the highway boundary line, which is essentially at the property line. He just had it surveyed by Mike Packer and they've determined that the sidewalk is Town property. He needs to get the big bluestone pieces under the porch. To get into that, first the sidewalk need to be fixed.

The Supervisor and Attorney Ken Klein reviewed the survey and said that it looks like it's our property. We're not sure who put that sidewalk in because when we did the sidewalk grant it stopped at the library. The options were laid out - repair it, wipe it out and turn it into shoulder just for liability purposes and/or cost. The Supervisor and Councilperson Herman will take a look. Mr. Ferruggia stated that if someone does trip and fall, they'll go after everybody. The Supervisor asked if he wanted the sidewalk removed; Mr. Ferruggia was amenable to doing away with it. There was a question of whether it would be paved or would it become grass. Or they could fill it with crusher run or millings and just compact it.

Mr. Ferruggia stated that everybody walks on the road. Deputy Town Clerk Leila McCullough mentioned that the sidewalk is cracked and uneven, although not the worst she's seen. The Supervisor said they'll get down there and see. We're in a holding pattern with an incoming and outgoing highway superintendent. We'll see how that all plays out. Maybe we could get highways to pop it out.

COUNCIL COMMENT: Councilperson Blumenthal and Councilperson Steppich went to a Town Hall in Livingston Manor,. Former Town of Warwick Supervisor Michael Sweeton gave a presentation on a farmland preservation program he set up through their township. He's the community liaison for Warwick, Orange County Land Trust and Hudson Valley Alliance for Housing and Conservation. They preserved 5,000 acres of land. Councilman Blumenthal thought it was interesting and invited him to come to the August 13th meeting and give an abbreviated presentation. Councilperson Steppich said it was a very interesting presentation. Mr. Sweeton went to Albany and worked hard to get all this approved.

OLD BUSINESS:

On June 6, 2025 at 11:00 a.m., the bids for Fuel Oil and Diesel Fuel were opened by the Town Clerk as follows:

	<u>Published Price</u>	<u>Adjustment</u>	<u>Total Price</u>
<u>#2 FUEL OIL:</u>			
Jus-Sor Fuels, Inc. d/b/a Black Bear 884 Old Route 17 Harris, NY 12742	\$2.1696	+ .1704	\$2.34
Town & Country Energy Corp. 439 Rutledgedale Road Equinunk, PA 18417-3010	\$2.1696	+ .10	\$2.2696
County Petroleum Products, Inc. PO Box 247 Ferndale, NY 12734	\$2.1696	+ .24	\$2.4096
<u>DIESEL FUEL:</u>			
Jus-Sor Fuels, Inc. d/b/a Black Bear 884 Old Route 17 Harris, NY 12742	\$2.22	+ .235	\$2.455
Town & Country Energy Corp. 439 Rutledgedale Road Equinunk, PA 18417-3010	\$2.22	+ .08	\$2.30
County Petroleum Products, Inc. PO Box 247 Ferndale, NY 12734	\$2.22	+ .1855	\$2.4055

RESOLUTION: BID AWARD FUEL OIL AND DIESEL FUEL: On motion of Councilperson Steppich, seconded by Councilperson Hermann, the bid for fuel oil at a per gallon cost of \$2.2696 and diesel fuel at a cost of \$2.30 per gallon is hereby awarded to Town & Country Energy. Resolution carried AYES-5, NAYS-0.

NEW BUSINESS:

RESOLUTION: AUTHORIZATION TO CLOSE ROAD:

Moved by: Councilperson Herbert

Seconded: Councilperson Blumenthal

RESOLVED, that the Live, Love, Serve 4H group is hereby authorized to close Main Street in Hortonville for two hours on October 19, 2025 for their 5K Race. Resolution carried unanimously.

Mr. Scullion brought up a request from the Villa Roma to expand their PUD across the county road where there's a mobile home waiting to be demolished. They would like to have a place for their brides to prepare for their weddings. Mr. Scullion asked Attorney Klein which Board it needed to go before. Mr. Klein responded that it would require action from both boards since it's not within the PUD. We'll have to amend the PUD. Mr. Klein will take a look at the PUD and see what the process is and let Mr. Scullion know. Mr. Klein thinks they have to start here, at the Town Board.

Matthew Alback confirmed that the Job Corps contributes 75-80% of the revenue for the sewer budget. Their water is metered. They pay a flat rate for the sewer per the agreement between the Town and the US Department of Labor. Bill Brown clarified that every year they contribute a certain amount and there's an escalator on it.

RESOLUTION: PAYMENT OF BILLS: June 2025 bills/vouchers were reviewed and approved for payment on motion of Councilperson Hermann, seconded by Councilperson Steppich and carried unanimously:

Callicoon Light	\$ 754.82
Callicoon Sewer	30,199.96
Capital	363,501.72
General Fund	162,572.13
Highway Dept.	81,154.22
Kohlertown Light	164.79
Water District	5,841.41

ADJOURNMENT: With no further business, on motion of Councilperson Steppich, seconded by Councilperson Blumenthal and carried unanimously, the meeting adjourned at 6:36 p.m. Resolution carried.

Respectfully submitted,

Tess McBeath, RMC
Town Clerk