

**Town of Delaware Town Board
REGULAR MEETING
November 12, 2025 – 5:00 p.m.**

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

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

Present were: Sullivan County District 5 Legislator Cat Scott, Tess McBeath, Town Clerk; Leila McCullough, Deputy Town Clerk Kristofer Scullion, Building Inspector/Code Enforcement Officer; Kenneth C. Klein, Town Attorney; William Brown, P.E., Delaware Engineering

5:45 p.m. PUBLIC HEARING: At 5:45 p.m. the Public Hearing the Preliminary Budget was opened on motion of Councilperson Blumenthal, seconded by Councilperson Herbert and carried. Supervisor DuBois reviewed the budget highlights. There being no public comment, the hearing was closed on motion of Councilperson Steppich, seconded by Councilperson Herbert; all in favor.

5:50 p.m. PUBLIC HEARING: Local Law #3-2025: Fixing Sewer Rents for Sewer District No. 1 and Sewer District No. 2 for the year 2026. The Public Hearing was opened on motion of Councilperson Blumenthal, seconded by Councilperson Herbert, and carried. There being no public comment, the hearing was closed on motion of Councilperson Steppich, seconded by Councilperson Herbert; all in favor.

5:55 p.m. PUBLIC HEARING: Local Law #4-2025: Fixing and Determining Water Rates for the Hamlet of Callicoon Water District for the year 2026. The Public Hearing was opened on motion of Councilperson Steppich, seconded by Councilperson Herbert and carried. There being no public comment, the hearing was closed on motion of Councilperson Steppich, seconded by Councilperson Herbert; all in favor.

**REGULAR BOARD MEETING
October 8, 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 8th day of October, 2025 at 6:00 o'clock p.m., prevailing time.

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

RESOLUTION - ACCEPTANCE OF MINUTES: Minutes of the October 8, 2025 meeting were approved on motion of Councilperson Steppich, seconded by Councilperson Herbert, and carried unanimously, AYES-4, NAYS-0

HIGHWAY SUPERINTENDENT: Supervisor DuBois congratulated Chris Hermann and the rest of the Board on their re-elections. Christopher Hermann reported a busy month, quite a few trucks to get

up and running. They painted a tonner, hauled sand in; everyone is working together. He appreciates when the Board stops in. With regard to the new truck, cab and chassis are here, it's going to Amthor; not going to be here until March.

BUILDING INSPECTOR/CEO: Mr. Scullion reported that things are still busy; he has another set of plans for a new house; passed 100 permits today. One is a full house and some are renovations. He sent in a violation notification about a neighbor's junk yard. Has some complaints; has a few things going on. The old post office in Kenoza Lake got some siding put on; the Fern is ready to go, contractor has a bid, building permit, etc. and is ready to go.

TOWN CLERK: (1) October receipts totaled \$3,275.75 with \$3,208.89 turned over to the Supervisor. Of that, \$2,922 was Building fees. (2) We received the \$4,500 check from Sullivan 180 toward the Crosswalk study. (3) We received the final report for the Youth Center athletic courts; the project is complete. They held a ribbon cutting on November 5th; it was very nice and the Town had good representation.

UDC REPORT: Harold Roeder's report was provided to the Board. (1) Our 2026 TAG grant contract for crosswalks was signed and returned to the UDC. (2) Mr. Roeder reported that the Operations Committee meeting focused on their financial deficit and how to address it. He expects we'll hear more about it in the future. (3) A presentation was given to the Full Council by Glenn Pontier entitled "Wood, Coal and Water: Three Essentials that Changed the River Valley. There were thousands and thousands of people who were engaged in the lumber, coal, water and transportation business as far back as the early 1800's in our Upper Delaware River Valley. (4) A hydrological report was provided.

ENGINEER'S REPORT: Bill Brown provided an update: (1) all the main facilities are in the water project; fuel tanks are there, electric is in; it'll take about a week to get the well pumps in, Delvue tank is full of water and that should be active as soon as the power is turned on Monday. When they turn the well pumps on, they'll do training with Mike and Katey. They're about at the end. Two meters are still not installed.

SUPERVISOR'S REPORT: Supervisor DuBois reported that he doesn't have much; we're one shy on the board, we're under discussion. When a vacancy comes on outside of an election the board has the ability to appoint, which probably won't be until the first meeting in January at the earliest. That person would have to run in November for the following year.

Winter is around the corner; our Highway Supt. is new and there will probably be a few bumps and bruises along the way but he asks the public to be patient. This is an exciting new chapter. The budget we put forward comes in even, -.01% currently. He wants to thank the Board and the individual departments who worked toward that. It helps us for the future. They're trying to consolidate and save the taxpayers money but still be efficient and provide the services that the public comes to expect. We'll see what next year brings. It's getting harder and harder out there with the assessment challenges to balance a fine line to keep our assessments up. The only way we can raise assessments is by new building and building permits. Councilman Blumenthal mentioned that it went up a smidgen and that's carrying the loss of the Villa. The Millennium Pipeline could be as big or a bigger crusher than the Villa. They were under a 10-year PILOT. The exemption went away and they're on for the full value. Their contribution to the Town will still be more. If they win, that value we have on the books goes down. Attorney Ken Klein said the answer depends on the outcome of the litigation. If they prevail to an extent that they push the value of the assessment below what we have them assessed at; it remains to

be seen about holding the revenue line. These things are difficult. They are challenging their assessments from upstate all the way down. This is going to take quite a while to shake out and it's going to cost a lot of money. We've been trying to work it out with the County and the other towns. Supervisor DuBois stated that they'll reach out to the other towns and school districts to bring them on board; hoping the County will take the lead.

Councilperson Steppich asked how we stand with the solar farms. Attorney Klein responded that these are 15- or 20-year PILOTS. The State established a complete formula to establish the valuation of them. When they're no long viable if the owner doesn't take them down, we have the resources to clean it up so it doesn't affect the taxpayers. Every year there's an analysis done to make sure we have current funds on hand. Supervisor DuBois stated that we have separate funds for each one. At 10 years in we can have someone re-evaluate the numbers.

OLD BUSINESS:

RESOLUTION– ADOPTION OF LOCAL LAW #3-2025: A LOCAL LAW FIXING SEWER RENTS FOR THE YEAR 2026 IN SEWER DISTRICT NO. 1 AND SEWER DISTRICT NO. 2:

Moved by: Councilperson Steppich
Seconded: Councilperson Herbert

**SECTION I
Purpose**

This Local Law is adopted pursuant to the provisions of Article 14-F of the General Municipal Law and Section VI (C) of the Sewer Rent Law of the Town of Delaware, New York (Local Law No. 2 of 1997), in order to fix and determine the per unit rates to be charged for the year 2026 in Sewer District No. 1 and Sewer District No. 2 of the Town of Delaware.

**SECTION II
Sewer Rent Rates for the Year 2026**

A. The following rates shall be charged in the Town of Delaware Sewer District No. 1 (Kohlertown) during the year 2026 for sewer rent:

Operation and Maintenance	\$568.89
Capital	<u>19.64</u>
Total	\$588.53

B. The following rates shall be charged in the Town of Delaware Sewer District No. 2 (Callicoon) during the year 2026 for sewer rent:

Operation and Maintenance	\$511.15
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**SECTION III
Effect of Invalidity**

If any clause, sentence, phrase, paragraph or any part of this local law shall for any reason be adjusted finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation and effect to the

clause, sentence, phrase, paragraph or any part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this local law would have been adopted had any such provision not be included.

**SECTION IV
Effective Date**

This local law shall take effect immediately upon filing in the office of the Secretary of State.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, resulting as follows:

- Supervisor Scott M. DuBois voting aye;
- Councilwoman Cindy Herbert voting aye;
- Councilperson Alfred Steppich voting aye; and
- Councilperson Ian Blumenthal voting aye.

The resolution was thereupon declared duly adopted, AYES-4, NAYS-0

RESOLUTION– ADOPTION OF LOCAL LAW #4-2025: FIXING AND DETERMINING WATER RATES FOR THE HAMLET OF CALLICOON WATER DISTRICT FOR THE YEAR 2026:

Moved by: Councilperson Steppich
Seconded: Councilperson Herbert

**SECTION I
Purpose**

This local law is adopted pursuant to the provisions of paragraph A of Section 210.12 of Chapter 210 of the Code of the Town of Delaware, entitled “Water,” in order to fix and determine the rates to be charged for the year 2026 in the Hamlet of Callicoon Water District of the Town of Delaware.

**SECTION II
Water Rates for the Year 2026**

The following rates shall be charged in the Town of Delaware Hamlet of Callicoon Water District during the year 2026:

- Capital
(billed annually on property tax bill): \$ -0- per unit
- Operation and Maintenance
(billed quarterly by direct invoice): \$638.74 per unit, or
\$ 10.60 per gallon, if metered

**SECTION III
Effect of Invalidity**

If any clause, sentence, phrase, paragraph or any part of this local law shall for any reason be adjusted finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation and effect to the clause, sentence, phrase, paragraph or any part thereof, directly involved in the controversy or action in which

such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this local law would have been adopted had any such provision not be included.

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Supervisor Scott M. DuBois voting aye;
Councilwoman Cindy Herbert voting aye;
Councilperson Alfred Steppich voting aye; and
Councilperson Ian Blumenthal voting aye.

The resolution was thereupon declared duly adopted, AYES-4, NAYS-0

RESOLUTION - ADOPTION OF 2026 BUDGET:

Moved: Councilperson Alfred Steppich
Seconded: Councilperson Cindy Herbert

RESOLVED, that the Preliminary Budget be adopted as the Final Budget for the year 2026.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, resulting as follows:

Supervisor Scott M. DuBois voting aye;
Councilwoman Cindy Herbert voting aye;
Councilperson Alfred Steppich voting aye; and
Councilperson Ian Blumenthal voting aye.

The resolution was thereupon declared duly adopted, AYES-4, NAYS-0

NEW BUSINESS:

Supervisor DuBois explained that if you don't pay your water bill, we have the ability to re-levy and it goes on your property taxes. I

RESOLUTION - APPROVING THE RE-LEVY OF WATER CHARGES FOR FISCAL YEAR 2025:

BE IT RESOLVED, that the Town Board of the Town of Delaware hereby approves the re-levy of all unpaid water charges for the fiscal year 2025 as follows:

Water: \$16,703.92

Moved by: Councilperson Ian Blumenthal
Seconded: Councilperson Alfred Steppich
Resolution APPROVED: AYES-4, NAYS-0.

RESOLUTION - FIRE ADVISORY BOARD APPOINTMENT: On motion of Councilperson Blumenthal and seconded by Councilperson Herbert, Timothy Hornicek is hereby appointed to represent the Town on the Sullivan County Fire Advisory Board. Resolution carried unanimously.

RESOLUTION: SIGNATORY AUTHORITY:

Moved by: Councilperson Ian Blumenthal

Seconded: Councilperson Alfred Steppich

Appoint Councilperson Cindy Herbert as a Deputy Supervisor as signatory for each fund account in place of Christopher Hermann who should be removed from the bank accounts.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, resulting as follows:

- Supervisor Scott DuBois voting aye;
- Councilperson Cindy Herbert voting aye;
- Councilperson Alfred Steppich voting aye; and
- Councilperson Ian Blumenthal voting aye.

The resolution was thereupon declared duly adopted.

RESOLUTION – CREDIT CARD:

Councilperson Steppich made motion, seconded by Councilperson Blumenthal that Highway Superintendent Christopher Hermann be authorized to apply for and maintain a credit card for the Highway Department; all in favor.

PUBLIC COMMENT: Yael Feinerman offered her congratulations on elections wins; she thanked Highway Supt. Chris Hermann for clearing her road.

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

Callicoon Light	\$ 751.00
Callicoon Sewer	12,539.07
Capital	247,128.19
General Fund	48,937.40
Highway Dept.	60,123.58
Kohlertown Light	174.87
Water District	5,198.28

ADJOURNMENT: The Supervisor wished everyone a Happy Thanksgiving, enjoy your families; in this day and age you never know what the worlds going to throw at you so it’s a good day to enjoy your failies With no further business, on motion of Councilperson Steppich, seconded by Councilperson Blumenthal and carried unanimously, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Tess McBeath, RMC
Town Clerk