Machias Town Board Meeting Minutes

May 16, 2022

The meeting was called to order at 7:00 pm. The pledge of allegiance was said by all in attendance. Attending were Supervisor Stephen Cornwall; Councilmen Robert Shenk, Frank Bork, and Robert Green; Code Enforcement Officer Christopher Lexer; and Town Clerk Rebecca Grimmelt. Also in attendance were MDA representative Derek Rule; Youth Board members Karen Insley and Michelle Polcz; Bernie Horschel, and David Zilker. Councilman Tom Reese was excused.

Frank Bork made a motion to accept the minutes of the April 18, 2022, meeting. Robert Green seconded. All were in favor and the motion carried.

Steve Cornwall invited Christopher Lexer to address the board. He brought multiple copies of the site plan for the East & West Felton Hill Solar projects. He said that GSPP Holdco LLC, “Green Street” who is now running the project had submitted their checklist and application and a check for $1,000.00 for the Special Use Permits. They have taken over for OMNI which was the original developer for these sites. OMNI was exempt from the Solar Law requirements because their application predated the Solar Law, but the new company is not. Chris checked with the Town Attorney and MDA regarding the SEQR Lead Agency. We can hire MDA to function as SEQR Lead Agent. The development company will pay all legal and consulting fees for the engineering study and SEQR Lead if the Board accepts the proposal. The Board authorized Supervisor Cornwall to sign the contract with MDA to function as SEQR Lead. Copies of all invoices regarding the SEQR Lead will be retained for MDA and legal costs relating to the solar projects. The development company will reimburse the Town for these costs. Green Street issued a letter to Chris stating that they will reimburse the Town up to $9,000.00 for the cost of the SEQR. The Town will not have to pay for any of those expenses.

Chris suggested that an addendum to the Solar Law be added to include the costs of the SEQR Lead for future applicants. Derek Rule will be back next month to go over

The other solar project that is ramping up is with a company called RIC Energy at Main Street and Route 242. A Flood Plain Permit was issued for this site two years ago. There was also an issue with a bald eagle nest on the property. They are now ready to submit their application. Chris and Steve had a conference call with them this morning and they said they are about two weeks out from submission. They will provide a letter committing to reimburse the Town for the SEQR Lead Agency for up to $8,000.00. They had already gone through the SEQR process, so it should be more streamlined with MDA. Derek will check with the Town Attorney to see what his opinion is on the legality of the original SEQR that they completed.

The Board will need to approve a resolution authorizing Chris Lexer to submit the applications and plans to MDA once he gets the application fees. Also, the checklist for the Special Use Permit may need to be tweaked since Machias does not have zoning laws.

Supervisor Cornwall invited the representatives from the Youth Commission, Karen Insley and Michelle Polcz, to address the Board. They have made progress with the 2022 Recreation Program. They have interviewed applicants and offered positions to some of them. All lifeguards will be certified, and everyone will be required to complete the Red Cross First Aid course.

They asked who is responsible for covering the wages for the lifeguards during open swim. Steve said that it comes out of the Recreation budget. They said that they will make the numbers work.

The pool will be opened by Beauty Pools on June 6th. It will open to the public on June 25th from 12-5 pm daily. The Rec Program starts July 6th. There was a question from the Board about a fee for using the pool for non-residents. As of now, there is no fee due to the difficulty of knowing who is a resident. West Valley Rec Department has been in contact with Kathy Snayczuk and plans to bring their kids over for swim lessons on Tuesdays and Thursdays. Freedom will not have a Rec program this year, so we may see more kids. The current plan is to charge $30 per child for the Rec program (30 days). They are working with the numbers to make them balance but want to keep it affordable for families.

Karen Insley also addressed the condition of the Quonset Hut (where they hold the Rec Program). She said that there is a hole in the drywall that needs patched, a toilet that needs replaced, an old oven that should be removed, the bathrooms need a fresh coat of paint, and the exterior door needs attention. Also, the carpets need to be cleaned and they need additional storage containers for the sports equipment. They said that the Youth Commission is willing to put in the sweat equity. Karen also has a meeting with a security company to see about getting security cameras for the pool and park area. She will report on what she finds out at the June meeting.

They have a Weidner’s Chicken BBQ scheduled for Monday, May 30th at the Fire Hall. They hope to sell 175 dinners to raise funds for their programs.

Steve then invited Derek Rule to address the Board on the new water meter project. He said that bids were received and opened on Thursday, May 12. There were two bids for supplying the meters from EJP and TI Sales. TI Sales had the lower bid, but they used Neptune meters which have a shorter warranty period, and they included a belt worn receiver. EJP included the requested Mueller meters and a truck mounted receiver, which is stronger that the belt mounted version. TI Sales had a lower bid, but due to the differences in the products, they were checking with the Town Attorney to see if we could take the bid from EJP. Either way, the new meters will notify us of any tampering and will give much more accurate readings, which will result in more revenue to the Water Department and Town.

There were three bids for the installation of the water meters. The lowest bid was from 4th Generation Construction in Niagara Falls. MDA has worked with them before and sees no problems. The bid will be awarded to them. Photos and paperwork regarding all installations will be submitted daily. The Town will get a copy of these for our records.

The state is requiring notification of the composition of all service lines at the meter and taps on the main (lead, copper, steel, etc.) by 2024. The installation project will allow us to have the information for the composition of the lines at the meter completed for us.

Derek, Steve Cornwall, and a representative from the Cattaraugus County Health Department assessed the condition of the Well Houses, after the Health Dept. survey which showed violations and issues with both well houses. Well #3 has a rusted floor, doors that are not secure, and poor ventilation. Well #1 has corroded pipes, but the structure is satisfactory. With this information, They County requires the Town to submit an action plan by this summer. MDA suggested that we could look for funding and do everything as one big project or take it on as several small projects. MDA can help us with an Engineer Planning Grant to do the entire system with the goal to secure funding next year. There is currently a lot of grant money available for water and sewer infrastructure.

Steve Cornwall reported that our ARPA Stimulus money ($232,819.81) would cover the new water meter project. The only portion of that money that the Town has spent was less than $5,000 on Covid Bonus pay for the hourly employees. Any remaining funds could be spent on improvements to the pool/park area.

Robert Shenk asked about the damage/wear to the Quonset Hut. Was it damaged by the Highway Department? Should they be financially responsible for fixing it? Does it need to come out of the Youth budget? Will the Youth Commission need the entire building? Is Highway completely moved out of there?

Rebecca Grimmelt addressed maintenance issues at Town Hall. Tim Byroads had noticed that there is a great deal of deterioration in the concrete, especially around the cellar windows. Tim will make a list of the repairs/maintenance needed and we will have contractors look at the job. We will then advertise for bids.

Robert Green said that there are about twenty tires that have been dumped on Canada Hill Road. They are on the Town right of way. Whose responsibility is it to remove them? Steve Cornwall said that he would check with Tim Chase.

The Board then proceeded to review the resolutions.

Resolution #20, “Resolution to accept the winning bid for Machias Water District Contract 1- Water Meter Purchase” was read. Robert Green made a motion to accept the resolution and Frank Bork seconded the motion. All were in favor and the resolution passed.

Resolution #21, “Resolution to accept the winning bid for Machias Water District Contract 2 - Installation” was read. Robert Shenk made a motion to accept the resolution and Robert Green seconded the motion. All were in favor and the resolution passed.

Resolution #22, “Resolution relating to the State Environmental Quality Review Process and SEQR Evaluation – Felton West” was read. Robert Shenk made a motion to accept the resolution and Frank Bork seconded the motion. All were in favor and the resolution passed.

Resolution #23, “Resolution relating to the State Environmental Quality Review Process and SEQR Evaluation – Felton East ” was read. Steve Cornwall made a motion to accept the resolution and Robert Green seconded the motion. All were in favor and the resolution passed.

Resolution #24, “Resolution to accept application for solar project and referral to MDA Consulting Engineers for evaluation” was read. Robert Green made a motion to accept the resolution and Frank Bork seconded the motion. All were in favor and the resolution passed.

Resolution #25, “Resolution supporting the Cattaraugus County Real Property Tax Services in updating the Town of Machias Assessment Roll” was read. Steve Cornwall made a motion to accept the resolution and Robert Shenk seconded the motion. All were in favor and the resolution passed. Frank Bork and Robert Green wanted it recorded that they approved the resolution with reservation.

Resolution #26, “A resolution creating Claims Auditor position and appointment of the Claims Auditor” was read. Frank Bork made a motion to accept the resolution and Robert Shenk seconded the motion. All were in favor and the resolution passed.

Resolution #27, “Audit of claims for May 2022” was read. Robert Green made a motion to accept the resolution and Frank Bork seconded the motion. All were in favor and the resolution passed.

Financial reports for March and April were provided to the Board.

Frank Bork made a motion to adjourn the meeting. Steve Cornwall seconded, and all were in favor. The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Rebecca Grimmelt, Town Clerk

*May 2022 Vouchers*

GENERAL $ 14,392.23

YOUTH $ 939.16

HIGHWAY $ 21,881.90

STREET LIGHTING $ 1,442.12

WATER $ 10,177.10

LIME LAKE SEWER DISTRICT $ 8,541.78

LIME LAKE SEWER DISTRICT CAPITAL $ 0.00