

TOWN OF DIX-REGULAR BOARD MEETING
OCTOBER 17, 2022

The Regular Monthly Town of Dix Board was called to Order by Supervisor Dominick Smith at 6:32 PM.

PRESENT: Supervisor Dominick Smith
 Deputy Supervisor F. Joe Hammond
 Councilman Jeffrey Meehan
 Councilman David Hertel
 Councilman Brian Ervay
 Bookkeeper Billie Jo Carnes
 Town Clerk Helen Teed
 Superintendent of Highways Scott Yaw

VISITOR: Charles Stoddard-Land (Farm) Owner in Town of Dix

ADDITIONS TO AGENDA: Charles Stoddard----Code Officer, Sent Him Paperwork
Charles Stoddard asked about the "Right-To-Farm Law." Councilman Jeffrey Meehan said something about that too. Mr. Stoddard says he's allowed to have Farm Machinery on his property. Machine Shed Trailer-Fixed floor, door, and lock. Code Enforcement couldn't see, unless he was on the Property. Will clean out what isn't necessary in the hedge row. Some Machinery stays for repair parts. Mr. Stoddard was told that, Ag Districts are now called "Low Density Rural." Supervisor Smith will follow-up with Code Officer Dennis Trembly to try to make him understand the issue. Supervisor Smith will speak to Mr. Stoddard also.

REPORTS:

- Supervisor Smith:
 - Water/Sewer Complaints
 - Meeting Next Week with Village of Watkins Glen
 - Town of Dix needs to Follow Signed Agreements
 - New Town Hall:
 - Broke Ground-Wednesday, October 5, 2022-Corner of County Road 17, Wedgewood Road, and State Route 414
 - Pouring Walls, this week
 - Looking for a 3-Phase Panel for Electric
 - Will Choose Colors for Outside of Building-Hardy-Board Siding
 - Already Painted-It will be Good for 3-5 Years, maybe longer.
 - Then Paint Again for 15 Years
 - Old Town Hall-Question on Shared Wall
 - Council of Governments Meeting-Town of Orange wants to Share a Code Enforcement Officer-Dennis Trembly has enough with Town of Reading and Town of Dix-40 Hours
 - There will be a New Town Hall Meeting-Wednesday, October 26, 2022 at the Present Town Hall, Supervisor can't attend.
 - Contractor installing the Water Meter for the New Town Hall from the Village of Watkins Glen
- Deputy Supervisor Hammond-Nothing to Report
- Bookkeeper Billie Jo Carnes-Nothing to Report
- Highway Superintendent Yaw:
 - Shared Services with Town of Reading, Village of Montour Falls, And Village of Watkins Glen

- Soil and Water Installed Cross-Culvert Pipe and Large Stone for Stabilization on Station Road, \$25,00 Cost Savings for The Town
- Hauled Gravel from Odessa Sand and Stone
- 7 Loads of Waste Salt from US Salt
- Trying Out Sweeper this Week from ADMAR
- Prepping Roads for Fall Grade
- Cargill-Highway Superintendent Yaw to Send Order for Salt
- Code Officer Trembly-No Report Submitted
- Planning Board-Agenda Sent, No Minutes from the September 27, 2022 Meeting
- Zoning Board of Appeals-Nothing Reported
- Town Court-No Report
- Dog Shelter Report Sent to Board Members, Filed in town Clerk Office

Brittany Sanford-New Animal Control Officer for Schuyler County-Stopped by 9/14/22 to Introduce Herself.

Gary and Sandra Reynolds (New Owners of Rocco Marcellino's House) No Permission to Park in the Town of Dix Parking Lot, since it's Possibly been Sold.

RESOLUTION #85: TO APPROVE THE MINUTES OF THE SEPTEMBER 12, 2022 REGULAR BOARD MEETING AND OCTOBER 3, 2022 BUDGET MEETING AND TOWN CLERK'S REPORT FOR OCTOBER 2022

On Motion by Deputy Supervisor Hammond, seconded by Councilman Ervay, Resolution was APPROVED: AYES: 4 NAYES: 0

RESOLUTION #86: TO APPROVE THE AUDIT (TAKE NEW TOWN HALL CHARGES OUT OF "A" FUND-OUT OF SAVINGS) AND TAKE OUT \$524.97 FROM GENERAL FUND-NYSEG FOR HIGHWAY BARN, FURTHER INVESTIGATION NEEDED

On Motion by Councilman Ervay, seconded by Deputy Supervisor Hammond, Resolution was APPROVED: AYES: 4 NAYES: 0

General Fund-Town Wide	2533-2556	\$ 26,177.10
General Fund-Outside Village	2557-2565	\$ 853.29
Highway Fund-Town Wide	1707-1720	\$ 4,854.13
Highway Fund-Outside Village	1721-1722	\$ 6,619.57
Special Sewer Fund	472-475	\$ 111,577.04
Special Water Fund	476-479	\$ 8,700.79
Trust & Agency	368-373	\$ 7,180.50

RESOLUTION #87: TO APPROVE SUPERVISOR'S REPORTS FROM JANUARY 2022 TO AUGUST 2022

On Motion by Deputy Supervisor Hammond, seconded by Councilman Hertel, Resolution was APPROVED: AYES: 4 NAYES: 0

RESOLUTION #88: TO APPROVE THE SUPERVISOR'S REPORT FOR SEPTEMBER 2022

On Motion by Deputy Supervisor Hammond, seconded by Councilman Hertel, Resolution was APPROVED: AYES: 04 NAYES: 0

CORRESPONDENCE:

- 9/13/22-Green County Commercial Bank-Bearer Bond-Bond Anticipation Note-to Supervisor
- 9/20/22-Bond Money in the Town of Dix Account
- 9/14/22-Closing Transcript-Town of Dix BAN, Closed-9/13/22-Filed in town Clerk's Office

- 9/20/22-Beaver Dams-Moreland Road Solar Project-Nicholas Coulombe-Information asked for Is not Available-per Supervisor Smith
- 9/23/22-Supervisor Smith looked through the Records at the Schuyler County Retention Facility
 - Did NOT Find Survey or Abstract
 - Town Clerk has Looked Through All Records in the Town Clerk's Office-Not Found There Either
- 9/23/22-Data Information Request-SYMBIUM-sent to Supervisor-Information for County Agency
- 9/26/22-Greater Tompkins County Municipal Health Insurance Consortium Premium Rates for 2023-sent to Supervisor
- 9/26/22-Copy of Resolution #70-Boundary Line Agreement-June 6, 2009-to Supervisor
- 9/27/22-Budget Updates to Look-at Before the October 3, 2022 Budget Meeting
- 9/27/22-Ad for Permissive Referendum to Review and Express-10/17/22-6:30 PM
@ Town of Dix Hall, 304 Seventh Street, Watkins Glen, NY 14891

OLD BUSINESS:

- Resolution to Approve the Foil Request Form, waiting for Attorney Approval-TABLED
- Resolution to Approve the SPECTRUM (Time Warner Cable, Charter Communications) Contract with the Town of Dix-waiting for Town Attorney's Negotiations-TABLED
- Resolution for a New Code Enforcement and Planning Fee Schedule-TABLED until Next Month
- Handbook Review for ALL Town Employees-Change Book for Everyone
 - How Raises are Gotten
 - Performance Based Raises instead of Longevity
- TABLED UNTIL NEXT MONTH

NEW BUSINESS:

Board Members Given Policy Against Discrimination and Harassment to Read

RESOLUTION #89: TO APPROVE POLICY AGAINST DISCRIMINATION AND HARASSMENT

On Motion by Councilman Hertel, seconded by Deputy Supervisor Hammond, Resolution was

APPROVED: AYES: 4 NAYES: 0

RESOLUTION #90: TO OVER-RIDE THE TAX CAP OF 2%, IF NECESSARY, FOR THE 2023 BUDGET

On Motion by Councilman Meehan, seconded by Councilman Hertel, Resolution was

APPROVED: AYES: 4 NAYES: 0

RESOLUTION OF THE TOWN OF DIX TOWN BOARD

WHEREAS, the Town of Dix is the owner of certain real property and improvements located at 304 7th Street, Watkins Glen, New York (the "Property"); and

WHEREAS, the Town of Dix currently uses the Property as the Town hall and certain other administrative functions; and

WHEREAS, the Town of Dix is in the process of transferring these functions to another location, and as such the Property will, upon the completion of this process, become obsolete and unneeded by the Town of Dix; and

WHEREAS, the Town of Dix has entered into a contract to sell the Property dated September 13, 2022 (the "Contract"), which Contract is expressly contingent upon the approval of the sale of the Property by the Town of Dix Town Board; and

WHEREAS, the Town of Dix Town Board has reviewed the Contract with the real estate agent engaged as the listing agent for the Property and with the attorney for the Town, and has concluded that the sale price provided for in the Contract is the best price reasonably available for the Property, and that the other terms of the Contract are the most beneficial terms available in the public interest; and

WHEREAS, the sale of the Property by the Town of Dix is subject to review by the Town Board pursuant to the New York State Environmental Quality Review Law, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), and the Town Board has undertaken and completed such review.

NOW, THEREFORE, be it resolved by the Town of Dix Town Board as follows:

1. The sale of the Property pursuant to the terms of the Contract is approved, subject to permissive referendum pursuant to Town Law section 64(2).
2. The Town Supervisor is authorized and directed to execute and deliver such documents and agreements on behalf of the Town as may be necessary or appropriate to consummate the sale of the Property pursuant to the Contract, and all prior actions of the Town Supervisor in furtherance of the sale of the Property pursuant to the Contract are ratified and approved.
3. The Town Board of the Town of Dix finds that the sale of the Property will have no significant adverse environmental impact.

Date: October 17, 2022

RESOLUTION #91: TO APPROVE THE SALE OF THE 304 SEVENTH STREET, WATKINS GLEN, NEW YORK, TOWN HALL PROPERTY

On Motion by Deputy Supervisor Hammond, seconded by Councilman Ervay, Resolution was APPROVED: AYES: 5 NAYES: 0

ROLL-CALL VOTE:

- Supervisor Smith AYE
- Deputy Supervisor Hammond AYE
- Councilman Meehan AYE
- Councilman Hertel AYE
- Councilman Ervay AYE

MEETING ADJOURNED: 7:24 PM, 1ST BY SUPERVISOR SMITH, 2ND BY COUNCILMAN HERTEL

Respectfully Submitted-----Helen J. Teed
Town Clerk, Town of Dix

October 17, 2022