

TOWN OF DIX  
REGULAR MEETING  
AUGUST 14, 2023

PRESENT: Supervisor Dominick Smith  
Councilman Jeff Meehan  
Councilman Brian Ervay  
Town Clerk Naomi Kingsley  
Highway Superintendent Scott Yaw

Superintendent Smith called the Public Hearing to order at 6:00 pm, no public in attendance closed 6:30 pm.

Superintendent Smith called the regular board meeting to order at 6:30 pm followed by the Pledge of Allegiance.

Reports:

a. Supervisor - **Hunt Engineers**-Working with them on water sewer issues, putting in a verification meter on the WGI line to confirm what they are using water wise. Cost is \$1,000.00. **The New Town Hall** project is close to wrapping up, punch list is being worked on. The only thing from the punch list left is Humidity issue in building, side door not latching, handicap openers for front doors. Let me know if there is anything else. **Beaver Dams Moreland Rd Solar**: Received HCA payment: **Meads Hill/KOA Water/Sewer Expansion**: Looking for grant money but also want to loop the system down from the track via meads hill. More to come, looking at 2024-25 for this. There is a possibility that a developer will be coming to the Meads Hill area to do some development and would need the service also. This could be a major win for the Town and County as a whole. The board will have many things to work on with this project. More to come: **Webinars**: Need to do harassment training, all Town employees must attend, Cyber Security also: **New Policy**: N/A: **Supervisors Mentor Program**: nothing this month: **WGI Meeting**: Wants to only pay for actual sewer usage per contract, have notified the Village to this and awaiting response. They also want their sewer meter to be used to calculate this, not based on water. Finalized billing format for them, we are headed in right direction. Still working with them on many issues. **They had a major water leak this week and an estimated 300-400k was leaked out into the ground.:** **Water/Sewer Issue**: Worked with Rob on many things with this. Still waiting for the Village to answer many questions. We are still running off on meter to actual usage. No word on why still. Very frustrating. Last month alone we were off by 600,000 gallons. **Had Rural Water Association in to help with the water issue and they have id a couple of areas of concern. WGI meter, WGI BY pass valve, Meter for State Park Tank. They will be coming back to do leak detection on all home service lines to eliminate those as a source. This is a big issue. SO, we are gaining but nothing to narrow this down to a single source or sources.:** **Community Bank**: work on closing out will be done by the end of month.: **Council of Governments**: looking at some possible shared services: **New Bookkeeper**: working with them to get things taken care of. Many items not done from the last 2 years. Many items to clean up. The biggest now is to get the 2021 AUD entered and moved forward. Also closing the 2022 books. Billie Jo did not make any adjustments asked of her by me, the State Comptroller's office and MMB. So, we are getting them done. This is troubling but it is behind us, and I am working hard to clean messes up from years ago still. Once I am done this should never happen again if the Board holds us all accountable. This is not a knock at anyone, just the truth we all bear. We

will be better. So, I have asked Statements to invoice us based on the standard work we hired them for and to generate a second invoice for cleanup issues. This will help you understand the true cost of not making sure we do things properly.: **Old Town Hall:** 3 people looked at it nothing firm: **Fire Departments:** All good: **2024 Budget:** Started prep work for the coming year. Please let me know if there are any projects you want me to add to the budget. Will need to add items for new town hall. One thing we need to think about is the possibility of making Dennis or a person like him full time. I have many thoughts on this but as a person that can do many things like help with building maintenance, water/sewer, plowing, and naturally Code work. We will have many projects that need tackling he could do and just the upkeep on the new town hall soon will be needed. Not to mention if the Highway Garage needs something which it will. Investing in preventive maintenance will save us in the long run. For an example we are paying \$65.00 a week for mowing services at the new town hall.: **Open Board Seat:** 3 people have expressed interest, need Brian, Naomi, and Rebekah to do interviews and make suggestions.: **Community Development:** I have spent numerous hours this month with two different firms/people looking at investing in our community. This type of things can and will change our Town for the good. Once I have firm information, I will talk about them, but they have asked for me to not share yet as they are trying to get all the details in place first. All these things will have to come in front of us or the Planning Board anyways so it will be public information.: Many other items throughout the month that I have been working on just have not listed them

b. Deputy Supervisor – Appointment of Brian Ervay

c. Bookkeeper - none

d. Superintendent of Highway - LAST 30 DAYS FOR JULY 2023 - 1. SHARED SERVICE WITH MONTOUR, SCHUYLER COUNTY, CATLIN, READING 2. OIL AND STONED BAKER HILL AND BEAVER DAMS MORELAND/PRICE ROAD 3. INSTALLED CULVERT PIPE ON HORNBY ROAD AND DITCHED ALL OF HORNBY ROAD 4. STARTED TO DITCH TOWNSEND ROAD 3.3 MILES 5. MOWING STARTED AGAIN, STARTING WITH AROUND THE TRACK FOR NASCAR 6. RECEIVED NEW LOADER FROM ALTA EQUIPMENT. Will monitor parking lot for sealing. Would like to spend not to exceed \$50,000 to do road repair on Hedden Road, fog seal and oil and stone. Would like to amend the 284 agreement. Quoted \$19-20000 for this work and would like to have done by September. Next year hope to work on Townsend Road. An MEO employee left to move on to another career, need to hire before winter.

e. Code Officer - none

f. Planning Board - none

g. ZBA - none

h. Town Court - none

i. Dog Shelter - none

j. Committee Reps:

i. EMC - none

ii. FD – see Superintendent report

iii. Landfill – next meeting August 24th

iv. Short Term Rental - public hearing 8/14/23, no public in attendance, will hold another public hearing next month

v. Solar - reviewed possible changes, what defines “prime” agricultural land? setbacks are the next issue to tackle after next month.

RESOLUTION #76 – offered by Ervay, seconded by Meehan

Resolve to accept the minutes from July meeting and the Audit. Ayes 2, Nays 0

Town Clerk's report tabled

Approval of Supervisors Report for December 22 & January 23, Feb 23, March 23, April 23, May 23, June 23, July 23 tables

Correspondence:

Old Business:

- Resolution to Approve Foil Request Form from Attorney Halpin - tabled
- DuVall RD Solar HCA and Decommissioning Plan Approval - documents signed
- Solar Moratorium-What are we doing? Ends 11/30/23.
- Appointment of Clerk instead of Elected-tabled till 1/1/24.
- 2022 Year end closing
- Water and Sewer update in lost water – 3 or 4 issues identified with the help of the village water dept.

RESOLUTION #77 – offered by Smith, seconded by Meehan

Resolve to appoint Brian Ervay as deputy supervisor. Ayes 2, nays 0, abstain 1

New Business:

- Open Board seat
- 2024 Budget and Needs
- Planned Unit Development
- Water and Sewer Extension Meads Hill and State Route 414, not opposed to it but not paying for it. Grants are available. Zoning law may need to be updated. Not opposed to the right development
- New Town Hall invoices - Edgers is the grounds, Mills – electrical - looking for final payment but not done – handicapped buttons need to be put in, components are here but the wiring was taken out. Finger pointing of blame going on. Upstate Piping is the hvac and still need to fix issues.

RESOLUTION #78 – offered by Meehan, seconded by Ervay

Resolve not to make final payments to contractors until ALL work is completed to our satisfaction. Ayes 2, nays 0

Supervisor Smith adjourned the meeting at 7:45 pm.

Respectfully Submitted,

Naomi C. Kingsley, Clerk