

State of New York

May 21, 2024

County of Fulton

Town of Oppenheim

Minutes of the Oppenheim Town Board meeting held on May 21, 2024 held at the Oppenheim Town Hall located at 110 State Highway 331, St. Johnsville. NY 13452

Present

Cynthia Breh	--	Supervisor
Kathleen Montana	--	Councilwoman
Nicholas Vasil	--	Councilman
Robert Norris	--	Councilman
Brian Miller	--	Councilman
Gloria Brys	--	Town Clerk

Absent

Scott DeNinno	--	Highway Superintendent
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Supervisor Cynthia Breh called the meeting to order at 6:30 pm with the Pledge to the Flag.

Residents in attendance - 2

Public Comment - 6:31 pm

Richard Shepherd said that the town is looking to build a new town hall. He wanted to know if this is going to raise the taxes. Supervisor Breh said no because it has to go by the Wicks Law so the cost of the building has to be under \$500,000.

Supervisor Breh said that this town hall is not in compliance. The bathroom is not wheel chair accessible, there is no rear exit except if you go out the back room and through the highway garage and most of the time the door to the garage is locked. There is no privacy for the judges or the assessor because everyone in the room can hear personal information.

Richard Shepherd wanted to know where the million dollars is coming from.

Supervisor Breh said it would only be half million dollars and there is \$144,000 in ARPA money and \$800,000 plus in reserve. She said a new building will not raise taxes.

Oppenheim Town Hall Building Location Feasibility Study

Darrin Romeyn from DMR Civil Engineering was present with a study of Town Hall building location. He walked the site of potential areas for construction of a proposed town hall and parking lot. The first site evaluated was located between the transfer station and the highway garage accessible to State Route 331. The second area assessed was a 0.53 acre parcel accessible along State route 29, identified as S.B.L. 126.2-1-46.

Identified is a list of his findings for each site.

Site 1 – Land between Highway Garage and Transfer Station.

The land is adjacent to a pond with cattails surrounding it which could very well indicate the presence of wetlands.

The site slopes down towards the transfer station which means fill would be required. Increasing building costs.

The existing septic system for the highway garage would be impacted, increasing costs.

The proposed system would need to be a minimum of 100 ft from the pond.

Vehicular and pedestrian use could be in danger due to close proximity to the highway garage where heavy/large vehicles are used.

The entrance/exit is in close proximity to the transfer station and the wide driveway opening in front of the highway garage building where heavy/large vehicles enter and exit.

The current stockpile and outside equipment storage locations in this area would be impacted.

If the highway garage were to be re-built, this area could be used as a staging area

Any future building development for the highway garage would be limited if this site were to be used for the town hall.

Site 2 – Parcel Adjacent to State Rt. 29. Identified as S.B.L. 126.2-1-46

The grade of the land is higher than the surrounding property, making it suitable for building. No additional fill would need to be brought to the site to make it developable.

The site gently slopes towards the rear of the property making it an ideal location for construction of a gravity type septic system thereby reducing costs when compared to other types of septic systems.

There is an existing well on the site that could possibly be used for water use for the new town hall.

An existing concrete slab would need to be removed.

The site was once used for a home so it should easily accommodate new utilities connections.

The entrance/exit would be isolated from other driveways dedicated for large vehicles thereby eliminating any potential traffic conflicts/accidents.

Current stockpile locations would not need to be relocated.

The parcel is on the outskirts of the towns existing property which is mostly used for storage. This means that the potential for conflicting vehicular movements would be null.

If a wetland buffer needs to be maintained on Site 1, the usable area for Site 2 would be 23,200 SF – 13,900SF = 9,300 SF larger.

Mr. Romeyn said that in his professional opinion, he strongly suggests that the town pursues purchasing the parcel as Site 2 and abandon the idea of developing on Site 1.

May 21, 2024 (cont)

Executive Session

Robert Norris made a motion to have an executive session at 7:15 pm on contractual and Brian Miller seconded it and Kathleen Montan and Nicholas Vasil were in favor.

Brian Miller made a motion to call the meeting back to order at 7:50 pm and Robert Norris seconded it and Kathleen Montana and Nicholas Vasil were in favor.

Supervisor report

Supervisor Breh said that there was an outbreak of Covid. She contacted Steve Santa Maria and he recommended to contact Fulton County Board of Health. Mark Souza personally delivered 160 tests. We gave out 23 test kits.

She had a complaint about a garbage and rats on Route 29. Supervisor Breh wants to compliment Dave Rackmyre on how quick it was handled.

Hummels in Herkimer is going out of business in June.

Hilltop Fire Contract is coming up. Supervisor Breh appointed Nicholas Vasil to negotiate the contract with Hilltop Fire Company.

Nicholas Vasil made a motion to accept the Supervisors report and Brian Miller seconded it and Kathleen Montana and Robert Norris were in favor.

Highway report

Scott DeNinno appointed Richard Rumrill as Deputy Highway Superintendent effective May 1, 2024 and he took the oath of office on May 9, 2024.

All materials needed for this years paving has been delivered.

He said that we hauled millings from the paving of State Highway 331. These millings are for the town to keep. Due to lack of space in our yard, they are stockpiled at the fire house.

Mr. DeNinno said he has received preliminary drawings for the Lotville Road bridge deck replacement. The drawings will now be sent to vendors for material quotes and then a replacement cost can be calculated.

Larry Majors is attending CDL training at the Teamsters Union facility and is expected to obtain his CDL in June. The training is free of charge to Union members.

Larry Major and Richard Rumrill attended chipper safety training at thr FC highway garage.

All employees attended annual OSHA training at the Mayfield Highway Dept.

All employees attended Traffic Control training at HCCC(offered by Cornell Local Roads Program TBS Contracting assisted the town with the removal of 3 trees on Youkers Bush Road. They required a bucket truck for removal and could not be cut by in-house crews without doing damage

Mr. DeNinno would like to advertise the 1996 John Deere loader for sale on the Auctions International site. This will require a board motion to sell the surplus equipment.

The water treatment system has been installed by Countryman Water Conditioning. The water quality seems to be improving but there is still an odor which will take time to flush out all the odor from the plumbing and fixtures.

May 21, 2024 (cont)

A quote has been obtained for paving of the parking lot. Cobleskill Stone products will be here to complete paving at the transfer station and will honor the bid pricing for our lot. The estimated cost is \$36,912.63. This cannot be funded out of Highway funds and would need to be paid out of the General fund.

Robert Norris made a motion to accept the Highway report and Nicholas Vasil seconded it and Kathleen Montana and Supervisor Breh were in favor. Brian Miller abstained from voting,

Dog Control Officer

The dog control officer had no report.

Codes Enforcement Officer

Dave Rackmyre submitted a report for the board members.

He issued 1 new permit and 2 violation notices for trash and debris

Kathleen Montana made a motion to accept the Code Enforcement Officers report and Brian Miller seconded it and Robert Norris, Nicholas Vasil and Supervisor Breh were in favor.

Bookkeepers Report

Joanne Capek-Young submitted a report for the board members.

She attended a training about the reserves and best practices for the town going forward.

Robert Norris made a motion to accept the Bookkeepers report and Brian Miller seconded it and Nickolas Vasil, Kathleen Montana and Supervisor Breh were in favor.

Town Clerks Report

Town Clerk Brys presented the report for April 2024.

Robert Norris made a motion to accept the town clerks report and Nicholas Vasil seconded it and Kathleen Montana, Brian Miller and Supervisor Breh were in favor.

New Business

Kathleen Montana said that she called the Associations of Towns about the money for the Senior Citizen Center and they told her that the attorney can draw up a Service Agreement between the town and the Senior Citizen Center.

Supervisor Breh said that when she called the Associations of Towns, they did not say anything about a Service Agreement. She said that the town cannot give a donation to anyone. She said that she will call the Association of Towns again.

Approval of Minutes

Motion made by Robert Norris and seconded by Brian Miller to accept the minutes of April 16, 2024 after a change to the janitorial for town hall

Adopted

Ayes - 5 Norris, Miller, Vasil, Montana, Breh

Nays - 0

May 21, 2024 (cont)

Motion made by Brian Miller and seconded by Nicholas Vasil to accept Resolution #45 which is the Standard Work Day for NYSLRS and is for Linda Peets, Joanne Young, Cynthia Breh and Gloria Brys.

Adopted

Brian Miller - Yes

Nicholas Vasil - Yes

Kathleen Montana - Yes

Robert Norris - Yes

Motion made by Kathleen Montana and seconded by Robert Norris to let Scott DeNinno list the 1996 John Deere loader for sale on the Auctions International site.

Adopted

Kathleen Montana - Yes

Robert Norris - Yes

Nicholas Vasil - Yes

Supervisor Breh - Yes

Brian Miller - Abstain

Motion made by Robert Norris and seconded by Kathleen Montana to have Cobleskill Stone Products pave the parking lot for an estimated cost of \$36,912.63.

Adopted

Robert Norris - Yes

Kathleen Montana - Yes

Nicholas Vasil - Yes

Brian Miller - Yes

Supervisor Breh - Yes

Motion made by Robert Norris and seconded Nicholas Vasil to authorize payment of vouchers. The total for General Vouchers is \$20,946.96 and the total for the Highway Vouchers is \$95,077.01

Adopted

Ayes - 5 Norris, Vasil, Montana, Miller, Breh

Nays - 0

With no further business on a motion by Robert Norris and seconded by Brian Miller the meeting was adjourned at 8:13 pm.

Respectfully submitted

Gloria J. Brys