

**TOWN OF DELHI
BOARD MEETING
April 13, 2026
6:00PM**

Supervisor Boukai called the meeting to order at 6:00pm.

Those present:

Councilmember's: Simon Purdy, Christina Viafore, Josh Morgan

Absent: Councilmember Dan Gashler

Highway Superintendent Daren Evans

Historian Marianne Greenfield

The Pledge of Allegiance was led by Supervisor Boukai.

Privilege of the Floor:

Town Historian Marianne Greenfield stated for the Delhi town, she submitted an article on Jonathan Finney. She stated Jonathan Finney and his wife, Sarah and his son, Sheldon's gravestones are all in Old Delhi, but Jonathan and his wife Sarah have been removed to Woodland cemetery. Greenfield stated she is no longer involved with the Delaware County 250th anniversary plans, and she did want to request funding for a town and village table at the July 3 Fair on the Square, adding she knows the village people are the ones who are hooked up with the Fair on the Square, so she'll tell them the exact same thing. Councilmember Viafore stated So the Delhi Historical Society is going to be there, so Greenfield can join them at their table. Councilmember Purdy will get the historians story and post it to the tourism board so we'll get on the 250th untold stories.

Approval of March 9, 2026 Town Council Meeting Minutes:

Councilmember Morgan made the motion to accept the minutes as presented with Councilmember Purdy seconding. Motion carried.

Old Business:

Supervisor Boukai stated with regard to the Comprehensive Plan they had 295 respondents to the survey. They had their meeting with the consultants last week. The next step is going to be a public forum that will pose different questions that were asked different than were asked in the survey, but kind of further reinforce some of the results of the survey. That's all going to be in person. We're hoping to do it at the Legion Marnie West is helping them facilitate all of that. Tentatively, the day is going to be Thursday, June 4, and then from that meeting, they will have our next consultant meeting. After the consultant meeting, then they are also going to be at Fair on the Square. It's the last three Fair of the Square's that they're going to be at. Probably in May, depending on how many people on the plan committee can attend, some of those Fair on the Square, things will probably have the council fill in when they can't, and it's basically just to let people know what's going on. They can continue to fill out the survey, ask questions, make sure that they're receiving notifications.

Boukai then gave an update for the next progress report for ARC is due at the end of this month. Theoretically, the grant was supposed to be fully expended by the end of this month, but she will be asking for an extension through April of 2027 which should be no problem. The meat of the project will be done by the end of this year, but County Planning has to look at it. There's a couple of hoops to jump through in order to get it finalized, where we can vote on it as a board. Boukai then asked if the council had any questions on the progress.

Boukai then stated that she is going to send an email to the village, somehow, they had it in their mind that the town was asking them to pay over \$20,000 for their portion of the Comprehensive Plan. She added that the entire project is \$60,000 and we already have \$50,000 of it. What we had asked them to pay was \$10,000 and Boukai had suggested they apply for an O'Connor grant, making their portion, in fact, \$5,000. Adding, she is just going to reiterate exactly what she just said to them via an email tonight, that way they know. Boukai said she is not sure how it got confused, but it was only \$10,000.

Boukai then said for the EPF grant, they have turned in everything that they need to turn in for our contract, for contract execution, it is in the state's hands. If she doesn't hear anything from them by the end of this week, she will follow up with our grant administrator, just to make sure everything's rolling. There's a portal that she can log into and see when things are uploaded from the state. And she's not exactly sure what she's supposed to be looking for, she just wants to make sure she hasn't missed anything. But we're good with that. We did have to purchase a title report, because that was never done when the land was transferred from the village to the town, so we had to do that. But that will carry on in perpetuity, so any other future grants, that is a requirement of any of the state grants, is to prove that you own it and it is now here for future use.

Boukai added she had given the council a new topography proposal, so we have our survey. Further stating once the pool and the playground were completed, they never got as built plans for that piece of land. As Sean's going to start putting together the RFP, he has no idea, like slopes and everything for the engineering. JHA Companies is ready to roll as soon as we give them the green light. In the contract, it had said a retainer fee, and then the total fee is \$2,300 with a retainer but they're fine with us just paying them the \$2,300 with no retainer upon completion of the topography. Stating if everyone is okay with that, she asked if she could get a motion to enter into the topography survey contract with JHA at a rate of \$2,300. Councilmember Purdy made the motion to enter into the contract with Councilmember Viafore seconding. Motion carried. Boukai added the good thing about this too is we'll have like, essentially as built plans as part of our contract with Sean and the county, once everything is done and the grant is over with and everything's finished, part of what we're paying the \$6,000 for is the county will have as built as it's completed in the future. By the end of this EPF grant, we will have the as built for everything that the grant covered as well. So that will be good for the future also. Boukai asked if the council had any questions, there were none. Boukai then added they did purchase the pool cover that is currently under fabrication. It is still six to eight weeks from when she placed the order. It did come in under that \$20,000 so she had the three bids, if anyone cared to look at them, but we went with the company that Todd Shady had had experience with, and that's all covered by the O'Connor Foundation Grant. Other than that, we're kind of just in a holding pattern, and she thinks we will be for the rest of the summer, as Sean gets the RFP together. Councilmember Purdy said with that pool cover, it'll pretty much be delivered right around the time we will be opening the pool, Boukai said yes, we are going to need someone, and she was thinking of asking Christopher Dwelying our Chemical Operator as we need someone to assemble the reel, the stainless steel. She's not sure if it's a two-person job, if it's a one-person job, she's assuming, probably two. That's something we should look into that way we will know. Purdy said he can certainly help. Boukai said if we coordinate it with when we're opening the pool because Amy and she do some cleaning down there and other things.

On the EPF grant, as soon as we get notice of contract execution. She'll let everyone know, because that'll give Sean the green light to start doing his stuff too. Adding, with the contract with the county, they're going to bill us as Sean does the work. It's capped at the \$6,000 but it's not a prepaid kind of thing. He'll send all the documentation as he starts working on that.

Boukai then stated the two trainings we have set up. In May, we're doing the Open Meeting Law. In June, we're doing FOIL, and as soon as we get the green light to advertise, we're hoping to advertise both at once. That way, it saves us some legal notice fees, but people will be able to sign

up if they want the Zoom link on our website or via the Nixle or Facebook page. So that will be an option. We're just taking their name and their email address. That way we can send out the link a couple days before, because we don't necessarily want the link to be public, and they'll be able to register for both trainings at that point.

Boukai discussed a letter that both village and town officials were signing regarding the EOCenter and IDA. As soon as everyone signs the letter Boukai will send it to them, but at this point she thinks we just need to continue exploring all of our options. And she believes one of those options does need to be if we need to stay here and how we knowing that we have a budget of around \$300,000 can we improve this building and make it what we need. If it's not looking like we're going to be able to move into something in the next two years, we do have some significant things that need to be dealt with, specifically the roof. Councilmember Morgan stated we keep on having basically letters going back and forth, and what if we just asked for a meeting and just sit down and see if maybe we can get some assistance, it's a little frustrating. Boukai said she was 100% in agreement. The first letter, the letter of interest that she had sent to the CDF board, explicitly at the end of the letter, suggested that IDA (Glen), the town, the village and CDF all meet, because she still, in spite of everything, believes that there's a win, win situation here. The letter that Simon still needs to sign that's going to go out to the IDA this week, again, reiterates, she would like to have everyone come into the room, like physically come into a room and have a meeting and discuss this. At this point, she doesn't know what else to do other than offer that. She doesn't think the resistance is on us, and all we can do is offer. What bothers her the most is that there doesn't even seem to be an appetite to communicate. Adding it seems like this is the path we're going to go down. Councilmember Morgan added he thinks definitely an open discussion with everyone involved with what we are planning to do to help the taxpayers of both the town and the village and come up with a plan. Adding, in the long run we're looking at putting something back on the tax rolls. Everybody's going to benefit here. He thinks it would be good if we could just get a meeting and maybe someone else can give us assistance or come up with an idea to help us out, it's a little frustrating. Boukai said she was in agreement with that, because she feels like she's spinning her wheels and they're just spinning and spinning and spinning. And everyone needs to be on the same page, which she thinks they fully are; they know our challenges, the town knows the opportunities that that building specifically offers, but we also know that the village hall and the town hall are prime locations for something economic development IDA related. While she totally agrees the path of least resistance is the CDF sells it and never thinks about it again, she's more interested in what the community like their mission is community benefit. IDA's mission is community benefit; that's all we do here, community benefit. Further stating that's the only part she's a little frustrated with; is that it seems like path of least resistance is preferred, but that's part of why we're here is to work through that for the betterment of the community.

Boukai added the other thing, and that's in part why we are discussing this publicly, we don't even know a price yet. They could list it for \$3 million, although they're not going to, but, it's kind of like there's nothing to discuss at that point. She doesn't know where things are with that, because they could list it on the market, and it might attract 10 other people that have nothing to do with us, or the IDA. Councilmember Morgan added it definitely is a nice place to go into, but there might be something else out there.

She thinks we need to be approaching this from all sorts of different angles this building, E Center, any other potential buildings that might come up. But she thinks regardless, our path forward is always going to be the most collaborative possible. She thinks everyone is all in agreement. Or that when this piece of land gets sold, we want it to go to community benefit. That might look like something different. It could be something like an apartment or building, or it could be retail or whatever, but if we want it to go to community benefit, and one way to ensure that is to work with economic development or the IDA. The IDA meets on the 24th they're the last Friday of every month.

She will make sure, when she sends the letter to Glenn Nealis that we aim for that Friday to be the meeting date, and she doesn't know that it necessarily needs to be, 10 people from the village and town, it could be just a few going. She just wanted to make sure everyone is all on the same page, because it is going to do no benefit if they are kind of wishy washy or whatever. She wants to keep checking in with everyone and making sure everyone is on the same page.

New Business:

Supervisor Boukai announced the Venmo discussion for the pool will be postponed until the May meeting.

Supervisor Boukai stated we had received bids for the Hauling, Diesel Fuel and Fuel Oil, she stated we received three bids for hauling fees, they are as follows:

Item #1: Hauling fees for approximately 5000 tons of grit and 4,500 tons of #1 washed crushed stone from Seward Sand and Gravel (Rider Pit); any remaining grit or stone that is needed if Rider Pit cannot make enough will have to be hauled from Seward Sand and Gravel Main Pit to Delhi Highway Department stockpile Sherwood Road. Bid will be awarded to one bidder with the lowest combined bids for both pits. Hauling of material must be complete by October 12, 2026.

NAME:	RIDER PIT	MAIN PIT	TOTAL COMBINED BID
Gerster Trucking	\$ 7.25 yd	\$ 8.00 yd	\$15.25 yd
Seward Sand & Gravel	\$ 9.00 ton	\$ 11.65 ton	\$20.65 ton
Double M Industries	\$ 6.75 yd*	\$ 7.20 yd*	\$13.95 yd* - Sliding fuel
	surcharge 5%, 10%, 15%		
Per ton: (determined ton cost dividing yard cost by 1.33):			
Double M Industries	\$ 5.07	\$ 5.41	\$10.48 Sliding fuel
	surcharge to be 5% = \$11.00, 10% = \$11.52, 15% = \$12.05		
Gerster Trucking	\$ 5.45	\$ 6.01	\$11.46

Through discussions with the sliding fuel surcharge, it was determined that with uncertainty Double M could be higher. And with the uncertainty the board felt it would be advantageous to go with Gerster as such they were awarded the bid.

Item #2: #1 Diesel Fuel – Price delivered to Town of Delhi Highway Garage.

Bid will be a fixed price per gallon; any/all fees must be included. Fuel must be cut 60/40 Kero by October 10, 2026.

No bids were received for Item #2 – Diesel Fuel.

Item #3: #2 Heating Oil – Price delivered to Delhi Town Hall and Highway Garage.

Bid will be a fixed price; any/all fees must be included.

Allison Oil - \$4.99 per gallon

Allison was awarded the bid.

Boukai then opened mowing bids they are as follows:

- Mountain View Property Management - \$5,500 per season
Based on 22 mowings @ \$250 per mowing all three properties
- Mountain View Property Management - \$200 per mowing
Town Hall - \$50
Highway Garage - \$30

- Playground - \$120
- Hitt's Landscaping - \$185 per mowing
- Town Hall - \$50
- Highway Garage - \$25
- Pool/Playground - \$110

Hitt's Landscaping was awarded the bid, the clerk to verify they can come prior to pool opening at noon.

Councilmember Purdy made the motion for all the above bid awarding's with Councilmember Viafore seconding. Motion carried.

Supervisor Boukai stated the town currently has a \$3,000 credit line, which normally is fine when we're not buying anything, but the last few times we've had to be more conscious of cash flow. The town is requesting a \$15,000 credit limit, so that way, when we have larger charges, like all the Microsoft that got put on the credit card, that will be about \$2,000, that takes up so much of the credit. This will just give us a cushion. Boukai then requested a motion to authorize increasing our credit limit with DNB for the credit card to \$15,000. Councilmember Viafore made the motion with Councilmember Purdy seconding. Motion carried.

Committee Reports:

Highway/Machinery: (Councilmember's Gashler & Morgan) Written report from Superintendent Evans provided to councilmembers. Evans stated typical spring work, ditch cleaning, shoulder cleaning, a lot of it. Boukai stated Adam had sent her pictures of the recreation area parking lot and it looks very nice, Evans added they have a good start on it.

Evans announced the garage door openers have been installed and they sound a lot safer. The invoice was in tonight's abstract.

Councilmember Purdy asked if the boiler made it through the season, Evans stated yes, we need to look into it further though. Purdy said Gashler was going to look into it and he will send him an email. Boukai said we had received that NYSERDA grant, like a year ago, to do the water heater at the pool, but the water heater is only for the hot water in the bathrooms (the two sinks). She is wondering if it might be a better use of the \$10,000 to put it towards a heater for the highway garage. If we can swap that out, since we haven't done anything yet, we used the \$5,000 for the trees, which are done. But we had the \$10,000 for a water heater, and it was either going to be here or there. We had thought there, because we were eventually going to put the showers in. Adding although even with those showers, she thinks the water heater there is probably still fine. She asked Councilmember Viafore to look into the grant to see if we could use it at the highway department. And then Viafore can figure out if the parameters allow for oil heat, or can it just be a newer unit that's more efficient.

Evan also stated they have OSHA training on the 23rd. He believes everything is covered in this OSHA training. That's half the purpose of it. Traditionally it's the required workplace violence, sexual harassment and other trainings. Adding the training is most of the day. Viafore said the cyber training is May 5th, Evans acknowledged. Councilmember Purdy asked if he has already done training at SUNY would he need to re-do it here, the NYMIR training for cyber security is mandated.

Personnel: (Councilmember's Viafore & Gashler): Viafore stated trainings were just discussed.

Recreation/Health/Youth: (Councilmember's Viafore & Councilmember Purdy): Supervisor Boukai said we have seven applicants, eight counting Amy. We're pretty much fully staffed. If anyone else wants to sign up, we won't turn anyone away. They can definitely still apply, because everyone tends to end at a different time. that's really good. We have one new person, and all the rest are returners from the past two years. We haven't lost anyone in two years, which is awesome. Boukai then stated she had written a proposal to SUNY for them to come and give lessons

at our pool during the month of June. That's going well, but there's some SUNY hoops that Lawrence is going through to confirm everything. It's not a done deal. What we've kind of decided is the biggest thing is we don't want to be collecting money for lessons and then having to return money, knowing that the grants pay for everything. What we're going to do is, on May 1, is open up registration to only Delhi residents. That way we can kind of gauge how much interest there is. It'll be after school Monday through Thursday. People can either sign up for Monday, Wednesday or Tuesday, Thursday. They'll be doing two lessons a week, Amy's there Monday through Thursday anyway, doing pm water aerobics all week. We might as well use the pool. If we don't get a ton of interest for whatever reason, we'll just kind of condense it and we're going to work backwards, backwards from the 6pm hour. That way there's no gaps that we're paying for while not the pool is not being used, but those will be after school, and then hopefully by like that first week of May, we know if these lessons will be given by SUNY, and then we'll open it up to everyone, if it is and we will still open it up to everyone, even if SUNY is not participating. But then we'll be charging the fee, and then we can collect the fee, knowing we're not going to have to return anything. Boukai also stated there is a petition going around requesting morning water aerobics. She is all for morning water aerobics if we can find an instructor. That is what is preventing us from being open for water aerobics in the morning. She did reach out to someone giving water aerobics in Franklin, she was not interested. Adding if anyone knows anyone that would like to give water aerobics in the morning, my only parameter is that they need to be able to commit for the whole summer, even if they're only able to do it every Monday, Wednesday for the whole summer; she doesn't want to be dealing with, if they can do two weeks, and then you need to find someone else for the next time period. They need to be able to commit from the end of May through like the second to last week in August. Boukai then said the cover is coming. She is working with Todd Shady to see when he wants to open the pool.

Boukai discussed the SUNY students coming to help on Community Day down at the playground pool area. Adding, we don't have dates for movie night yet, but it will probably be the second Friday in July as the first Friday is fireworks. With the way the sun sets, we won't be able to start the movie till 930 anyway. We will do one in July and one in August again. She feels like it's just getting Todd set up with a date to open the pool.

Economic Development/Shared Services: (Councilmember Gashler & Councilmember Purdy): Councilmember Purdy stated Councilmember Gashler is out tonight. Purdy didn't have too much. They were talking about some possibilities; possibility of town participation in the Fair on the Square and maybe seeing if something could cover it.

They did discuss quite a bit about the comprehensive plan, and that confusion there. He thanked Boukai for communicating that with them, that seemed to be a big sticking point for the village, and they were not willing to participate. The village felt like the town was somehow asking them to provide way too much for something. And Purdy and Gashler were like, that's not the number that they had seen. Somehow it was miscommunicated to them, and it sounds like maybe we can get on the same page now. That should help to smooth some things over. It seemed like that was causing some confusion amongst their board members. Purdy then stated he will wait for Gashler to return where he can formally make his proposal as he wants to contribute as part of the summer recreational activities to help cover fireworks for the village. Purdy did say one thing regarding the Fair on the Square is the village does a lot there. They had mentioned that they need someone to cover the outhouses. Village Trustee Janet Tweed had mentioned that they do use somehow, through their insurance, to cover certain things for Fair on the Square. The bounce house they used to do covered by insurance. They thought that might be a possibility. The town would have to look into it with insurance to see if we could make a contribution there. Purdy can certainly explore this. He added the town can discuss this later, so he can learn the ins and outs of actually what that actually looks like. Purdy added as far as it being the 250th anniversary, it's kind of a big deal. There will be some big turnouts for the Fair on the Squares this year. In his opinion grabbing the history

table, the more town presence the better as far as putting the town out there and showing what we do for the community. Boukai asked should the town do a table as we will have a table for the comprehensive plan. Boukai asked Viafore if we were partnering with the Historical Society for the comprehensive plan those last three weeks of the event? Viafore answered they haven't really discussed any of that, but they could. Although she thinks the Historical Society was thinking they might just bring down some of the yearbooks and people can just kind of look at things and talk about membership. She thinks we could have a separate table as she thinks it would be too confusing to have the town there also. Boukai said okay, then let's discuss it because if we want to do it for three weekends in a row, if there's a way to do it. Maybe we could go for one and see how it goes and then we can see how busy it is. They will discuss further.

Buildings/Codes: (Councilmember Morgan & Purdy): Councilmember Purdy stated they had met and discussed the building permit fee schedule adding they went through everything he thanked Councilmember Morgan for all his help on that. Purdy just wanted to run it by as a draft adding we're not going to approve this tonight. They still have a little bit of cleanup to do on it, but this is something that's likely going to change into the future. They built a document that's easy to edit and make it happen. Purdy added if we find people are really resistant or hesitant to pay a certain amount, or it seems like we're under charging for it, we can certainly edit that. The one thing that we've added to this that wasn't there before is fire inspection fees. There are still a few question marks, but Councilmember Morgan had mentioned that for transient or short-term rental properties, we'd actually need to pass a local ordinance to make that before we could put this in. He thinks what we can do is try to drag for next time, so we can get it all rolled out at once. Morgan added he did one for a couple of different towns, and it's a pretty good one. Purdy asked for the verbiage, and he would draft it up for next month. He will get it to everyone in advance to the next meeting so they can read it.

Purdy added they discussed the .003% of total cost for a lot of the big project things it seems pretty fair and seems equitable. There was some discussion they had about maybe moving to a square footage-based thing for additions. But there are ways that that might not work out the best. He thinks this seems to be one that is pretty fair across the board. After discussion as to how this is determined Councilmember Morgan said generally, when someone applies, doing this kind of work, they generally know how much everything is going to cost. Adding he questions it all the time, he has gotten a lot of his homes that are being stick built that are a half a million or higher. He didn't like the square footage, because when someone's doing a stick-built home, the code officer has way more inspections, and usually the more cost in it, you have more advanced technology, more manufacturer specifications that you have to read and update. It's not just code. Everything is different. Adding now, if you went by square footage and you had, let's just say, had a manufactured home, or you had a modular home, all that stuff is done at the factory, and it just doesn't relate the same. It's just not fair and a lot of times the code office is there just for a few inspections where stick-built home, the code officer is there for 14 inspections or more. Purdy said and this is making sure that we're covering the time of our inspector to go out and actually do this work. Morgan said for inspection, it's insulation, and then obviously all your mechanicals there, your HRVs, ERVs HVAC, and code is requiring more and more. Now they have all kinds of different testing's that code officers have to look at, and it takes more time.

Boukai said the only thing that concerns her about the total cost thing is like, it's kind of subject to interpretation, or square footage is like, but I get what you're saying about how many times you have to go out for a stick-built house versus something else. Morgan said a code officer should be able to really judge how much a house is going to be. They are not going to narrow it down within a few \$100 but they have a pretty good estimate.

Purdy said a lot of that is for the building houses and things like that, 1,000 square foot house. But if you're putting on a deck, there are some flat fees. If you're putting on a deck and you're a

homeowner doing it, and you're doing it up to code, there's always additional costs that can always be missed, and things like that. The idea of knowing what a shed is going to cost prior to building it is not quite the same as some of those larger projects having contractors do the work and things like that.

Boukai asked with the commercial, do we want to change the cap; Morgan said he would be very cautious with caps, because recently, when he had a percentage cost in commercial, it really bit him in another municipality with a cap on it. He has a project that's been going for about three years, and they put a cap of 20k on there, and all of Morgans reviews and inspections will far exceed that. He added we can take a cap out, or we just up a it. Boukai will look into seeing what is necessary to do this. She also questioned the Local Law of 2019, Road Preservation Law; the .003%, she thinks we just need to remove the percentage sign. It just needs to be .003. That was pointed out when it was going to be like a \$26 permit versus a 2,600. We need to clean that up. Also, if we're capping this commercial at 50k, why not cap the road at 50k. Morgan said he would if we could just remove the cap, but we need to look at the local law. Morgan said he would also add a minimum in there also for commercial construction. Boukai added it is getting used more often than she thought it would. Evans discussed why the local law was implemented due to issues in the past. Purdy will bring the edits back and make sure they're shared before the next meeting and will discuss with Josh about the local ordinance.

Councilmember Morgan then stated as far as buildings he did put a call in to a handyman contractor to come in, He is going to set it up with Purdy and they will meet him here and we'll go through the issues at town hall.

IT: (Councilmember Viafore & Morgan): Councilmember Viafore stated she created a comprehensive plan website that can kind of track our status. The slides from the first two meetings are up there. The minutes from the first two meetings are up there. This last meeting will get up there. Boukai added that's where we'll put the interactive stuff that the consultants will send us.

Viafore said as long as they can give her a code, she can pop it in edit, because she did embed the survey also, she took the postcard on there with the QR code, and then she actually embedded the survey into the site. The site is townofdelhiny.gov/compplan. Adding, that's where everything she gets will put on there. Once you click on it, then it becomes a drop down. she put it on the main page. It's also in multiple places on the website.

Codes Report:

A motion was made by Councilmember Morgan to accept the March 2026 codes report; Councilmember Viafore seconded the motion. Motion carried.

Justice Court Report:

Motion was made by Councilmember Morgan to accept the March 2026 court report with Councilmember Viafore seconding. Motion carried.

Clerk's Monthly Report & Tax Collector Report:

A motion was made by Councilmember Morgan to accept the March 2026 Clerk report and March 2026 Tax Collector's Report seconded by Councilmember Viafore. Motion carried.

Supervisor's Financial Report/Supervisor's County Report:

Supervisor Boukai stated in preparation for the May meeting, she emailed councilmembers these potential land swap parcels that were sent to us by Nick Carbone, Watershed Affairs Coordinator. This is an ongoing thing. It's nothing that is going to be done anytime soon. They're doing it for every town. They're looking at city owned property and seeing what potentially could be swapped out. This basically would be a trade kind of deal. She thinks the parameters are that it

needs to be traded for something in Zone One, and we're Zone I don't think there's any zone two in Delaware County. She thinks it's three and four. They could swap out for something more attractive for the city in terms of like water protection. She can have Nick come and chat with the town, or she can give the council his contact information. But it sounds like we just need to pick out a few things that might best case scenario a "wish" list kind of thing. Purdy asked, are there requirements for what the land is supposed to be used for, as if we were to do something like a swap? Boukai said no, not that she knows of. She added she hasn't done a deep dive into this, but that's next on her agenda. The other thing that kind of doesn't go with this, but it goes with the pricing for building and code enforcement. Everyone has the draft zoning updates. Planning Board has it. Zoning Board has it. She asked them to get their feedback back to the council by the May meeting. She'd like the council to have a conversation about it at the May meeting. It's a meaty document, it's like 75 pages, because she would like to get it over to the comprehensive planners before the summer starts, so that we make sure everything's kind of in line. Adding those are two things that she'll add to the agenda for May. Morgan said he had read every page.

Abstracts:

Councilmember Viafore made the motion to approve Abstract #004 of 2026 Accounts "A-DB" Voucher No. 000139 - 000185 totaling \$144,784.32. Councilmember Morgan seconded. Motion carried.

Executive Session: Potential Litigation

Councilmember Viafore made a motion enter into executive session to discuss potential litigation at 7:12pm. Councilmember Morgan seconded the motion. Motion carried.

Councilmember Viafore made the motion to exit executive session at 7:30pm with Councilmember Purdy seconding.

Adjourn:

Councilmember Viafore made a motion to adjourn the meeting at 7:30pm, Councilmember Morgan seconded. Motion carried.

Respectfully submitted,

Elsa Schmitz

Elsa Schmitz, Town Clerk
Town of Delhi