

**TOWN OF DELHI
BOARD MEETING
February 9, 2026
6:00PM**

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

Those present:

Councilmember's: Simon Purdy, Christina Viafore, Dan Gashler

Absent: Councilmember Josh Morgan

Highway Superintendent Daren Evans

Town Justice Mathew Burkert

Historian Marianne Greenfield

The Pledge of Allegiance was led by Supervisor Boukai.

Privilege of the Floor:

Town Historian Marianne Greenfield said she was mostly here, in case anyone has any questions about my board report, she has made a friend named Craig Newman's, and when he sends me stuff on Delhi, she's keeping it all in the cage (village), and it'll all be, available, maybe at some future date to make a display or something. Not that the cage affects the town a lot, but she just does one report for both of them. She is also sorting through all of the postcards. She still has 15,950 postcards to do something with, she's not sure what, but she has got one of each of them to make a collage for Shirley. In Shirley's memory, she'll take that to Rachel's Framing to get a price on it. She found some really ancient documents in her house but she thinks her husband must have bought someplace or something, and they're from the late 1700s to early 1800s. She hasn't gotten through all of it as there are many of them, but it doesn't have anything specifically to do with Delhi, but she's going to give them to whoever they are, like town of court, or whoever. It's kind of slow going because they're all folded. What the people did then is they didn't have envelopes, so they folded up the letter and then put the address on the blank side. And even the sealing wax is still on some, and it's really slow going because they were folded for 20 years.

She received a request from Richard Lamson to do more in-depth history study on his farm. She did a study on his farm right after he got here, maybe 20 years ago, or something on the cemetery, but she didn't really get into the farm, so she's going to be working on that.

Approval of January 12, 2025 Meeting Minutes

Councilmember Gashler made the motion to accept the minutes as presented with Councilmember Viafore seconding. Motion carried.

Old Business:

Supervisor Boukai stated with regard to the Comprehensive Plan our next meeting is on the 24th at 5:30, it's a virtual meeting, but anyone who can, will be meeting here. We'll set it up for a virtual meeting. It's the consultants that aren't going to be here physically, and then anyone who can't physically make it will be at that meeting virtually if they want to attend. She'll definitely have more updates at the March meeting; she's hoping to get a couple more dates lined up for when our group meetings are for the comprehensive plan. That way everyone will have a schedule planned out through the beginning of the summer. Wednesday the 25th EPF grants, right before last meeting, our notice letter, but we have not received anything since then. If it gets into the end of the month and we haven't heard anything, she will reach back out to them. But they also said six to eight weeks is very normal. That being said, she reached out to Sean Leddy, who we've given a bunch of the pool documents, like the plans and site plans, the survey, a whole bunch of different things, so he could start putting together the RFP for us.

The county is working on putting together a contract with the town that we'll have hopefully by our next meeting. What basically they'll be doing is they're going to get us to the point where we are ready to put everything out to bid, which, her being completely honest, has no idea the in-depth work that entails. This is going to be probably around a \$6,000 contract with the county to have them do that for us. As soon as she gets the contract from them, she'll forward it to everyone, which should be in plenty of time for the next meeting, but that 6k is probably reflective of 10% of the work that actually is going to go into this RFP. What the county and Sean specifically, and another woman Boukai met who is working on this with him, their time will be used as part of the local match requirement. The time that we're not essentially paying for will be counted towards our local part of our local match. We'll know what more that potentially looks like in terms of dollar value as it gets further along, but she thinks she's definitely going to be requesting that we enter into that contract with them, just because Boukai doesn't have the RFP experience for a project of that size. And she really thinks it's important that we execute this grant and doesn't want to think about potential mistakes. If we have someone that's professional and has done this before, like the county, then it's more than worth our money to go and have their assistance with it. This is the first big grant she's dealt with. She wants to make sure that we're not shooting ourselves in the foot for future grants by not executing properly. Adding as soon as she gets that information, she will get it to everyone.

Boukai then stated the court audit has been completed and we're scheduling the clerk and the bookkeeper audit. Councilmember Viafore stated they had given the completed audit to the clerk who will submit it to the necessary parties.

New Business:

N/A

Committee Reports:

Highway/Machinery: (Councilmember's Gashler & Morgan) Written report from Superintendent Evans provided to councilmembers. Evans added they have the new grader sitting in our shop. It will be available, ready for drier weather. Stating it's a nice machine, Caterpillar's coming down this week with a couple representatives to do a polling service, cool, so that we know everything that it can do and it's capable of. And then they said they will, they'll schedule others as the weather cooperates.

Evans then said one of our new trucks is in Syracuse going through the last final inspection through the Freightliner dealership, so that'll be arriving soon. We don't have a date on it or when they have a schedule to go in. It's scheduled, but they don't have an actual date, and it needs very little. It's just a waiting game, and unfortunately, we just have to wait until it does go in their schedule. But we should be seeing that very soon. Also, the Western Star 10 Wheeler, the new one that we have, that one is going to be always behind. They haven't even started to upfit that yet, but it will be coming eventually. We may not see that until spring.

Our two trucks ended on auction that we had listed. Our 2002 Freightliner Cab chassis went for \$10,600. Evans said on average, it's not that bad. There's no dump box that goes with it. That dump box we took off and will repurpose. It is going on one of our new trucks. No front plow or wind plow go with it. It's just a bare bones minimum truck that does have some mechanical issues, nothing too serious, but everything was listed on the option for that. Adding overall, it's probably a reasonable price for the year, once something's back as far as 2000-2002. And the 2009 450, smaller truck for \$3,100. Boukai added to the council that we had not budgeted any revenue for these trucks; Evans added they are surplus vehicles. Evans then added he thinks the price for them both are relatively fair. Supervisor Boukai then requested a motion to accept the two bids for the above stated vehicles. Councilmember Purdy made the motion to accept both bids for the vehicles with Councilmember Viafore seconding. Motion carried. Evans will contact the winning bidders and make the necessary arrangements.

Boukai then stated that the closing date for all the bond documents, and when we should be getting the money from whoever we end up selecting, is the 26th of the month. At that point, we'll cut a check for the purchase on the 12th, so at the end of this week is when we will get in all of the bids. What people are offering in terms of interest rates, and then there's some paperwork that we have to go through. The way it's structured is it was \$338,000 was the purchase price. We budgeted \$50,000 this year, we're going to be paying a bond for

\$282,000 or something like that range as she didn't have the figure right there and it'll be five years. Our first payment won't be due until 2027, and we'll try and get them as close to that \$50,000 that we budgeted this year. So we can budget for it the same each year, but we'll know more on probably Monday, because it's going to all close on Friday on the bidding. She will keep Evan's posted on that, but it seems to be pretty straightforward. Adding Evans can let them know by the end of the month.

Personnel: (Councilmember's Viafore & Gashler): Councilmember Viafore stated we do not have a college intern.

Recreation/Health/Youth: (Councilmember's Viafore & Supervisor Purdy): Supervisor Boukai stated she has a verbal confirmation from Christopher that he will be staying on board as our CPO. That's very exciting, and she's scheduled to meet with John and Amy in early March just to get an idea from them. She did also talk to Larry at SUNY. They are planning on having this summer be very similar to last summer, where they have their grant. The pool will close for most of May, once school is out and all of June, and then they'll open the pool back up in July for swimming lessons that are part of the grant. Boukai had told him we were interested in holding swimming lessons around Memorial Day through the month of June. Adding two, three-week sessions, if we want to work in reverse from when SUNY would be starting their lessons. It would be the six weeks before that, he was going to inquire about potential because the SUNY pool is closed, he was going to inquire to see if our facility could be used as a place to hold the lessons but still use the grant funding since the SUNY pool is closed.

Councilmember Viafore questioned the "closing" of the SUNY pool. Boukai said it's mid May through end of June, just because it's their annual maintenance. Larry said, they do that every year, she didn't realize it was an every year thing, because we've never tried to open the pool. He was going to see if the grant people at SUNY were open to that. But what she would like to do before our next meeting is write him a letter on what the town is looking to do. He thoughts are if the lessons are free, then we could be the facility that's holding the free lessons, but the grant funding could pay for the instructors to give the lessons just like it's being done at SUNY. She was going to write a letter explaining everything, and maybe that would help the grant committee authorize this.

Boukai then announced she found out this weekend that Amy Randall is getting an award from the Delhi Chamber for all she's done at the pool. Boukai will be going there tomorrow with her.

Boukai stated the concession stand is roughly 80% there. The floor has been done. There's paint down there for the walls to be painted. We need the electric done. She is under the impression that the electric is just kind of finishing the receptacles that are there installing light fixtures, it's less wiring and more just finishing. And then we need the village to reconnect whatever pipes and sewage that was removed many years ago. She would like to get the stand functional for this season, whether we come up with a plan for someone to rent it this season. Although she doesn't really want to put the cart before the horse. She wants to make sure that the facilities in a position to be rented before we put an RFP out. But she could definitely use some help with that. She also thought Councilmember Purdy, she and Matt Krzyston should chat, because Krzyston knows where he left off when he was a councilmember. Her goal for that is like May, because she thinks if we put an RFP out with proposals by June, we could get someone in there for like, July and August. We kind of need to discuss what that is, what we potentially want that to look like, because we don't want to be maintaining a concession stand like weekend to weekend. If someone wants to put together a proposal for three months during the summer, and they pay a flat fee, and we give them the keys, and it's good to go. She added there will be a fridge in there and a sink, but that's it. They could probably have a microwave. Boukai doesn't know what DOH regulations are that would be up to the person in the RFP. Boukai said this is something to think about sooner rather than later adding the paint is probably frozen by now. Purdy said the March to April window will be a good time to be having something worked on. Councilmember Gashler asked if there was only room for one vendor in there. Boukai stated yes but asked Councilmember Viafore if she knew what the original thought was when the grant was issued for the concession stand. Viafore stated she thought it was just to have one person that's there for the whole summer kind of thing. She added she didn't know if we got that deep into it, she knew we wanted someone to be able to do something, if it was multiple she wasn't sure. Boukai then said

she was wondering because the youth sports are there prior to when the pool opens, so does someone want to run a concession stand? And maybe it's like the youth booster or whatever. Purdy added for instance, if they do the youth soccer, they usually have a little concession stand set up there in the pavilion. Viafore added but baseball is right across the way. When sports are played it goes all the way to the Legion. Purdy said he thinks the youth sports be a great thing to look into. Asking if we knew who's in charge of youth baseball; Boukai stated she thought it was all Laura Gioffe she would be the main contact.

Councilmember Viafore stated that the Environmental Studies and Sustainability Club at SUNY is hosting a screening of the new film that was premiered at the Foothills in January, they are hosting that next Thursday, the 19th, at 7pm in the theater on campus. The title is Unfiltered the New York City Watershed. It's the New York State Energy Alliance, they've made this film. She will do a NIXLE alert. The film uncovers some of the hidden history of the New York City reservoirs, watershed politics, going back to the days of Alexander Hamilton and Aaron Burr fighting over New York City's water when we get to the present day, it shows current dynamics of how New York City is pivoting to developing renewable energy on the land that it owns up here.

Economic Development/Shared Services: (Councilmember Gashler & Purdy): Councilmember Gashler stated he and Councilmember Purdy had a meeting with Trustee's Barb Sturdevant and Janet Tweed as far as flood mitigation things, it's rolling. They're just waiting for Soil and Water to begin their things that are already scheduled. As far as they know, there's nothing to do. Adding they also chatted a little bit about summer programming. Purdy added they will keep working on that and try to get something to go before the season starts here. Gashler said as far as summer programming, they shared their budget from last year with us, and they were \$1,700 short. He thinks it would be a nice and he doesn't know if we should propose something now or we should wait to share the budget with everyone. But he would like to see the, the town, contribute a little bit just to keep the summer programming going for this year. Supervisor Boukai questioned if that included what we had contributed previously. She couldn't remember the exact amount we had contributed but wondered if that was before or after our contribution based on billing. Both Gashler and Purdy were unaware and asked Boukai to send them the information of what the town paid. Boukai stated that anything that they would like to propose, just shoot it as part of, like the board packet, so we can prepare, and then we can discuss at the meeting and either vote on it or wait until the next meeting to do it. But the sooner we get the information and can digest it, then we can definitely bring it up. Gashler stated he can send the budget they have gotten from the village. Purdy added he thinks they're kind of the same boat. It'd be nice to have something formalized as far as money. Boukai added for a reference, the town does not charge any village or town resident for their first session of some lessons. And then we've been running it's usually \$60 a session after that. And then we charge \$60 a session to the anyone who's not a resident. So that usually covers the instructor cost, we might run a little bit short, but it's a pool, so we're never going to be break even on that. So basically, anything we do moving forward, she would like to try and offset our already existing expenses, hence the pool cover and things like that.

Boukai then stated their discussion regarding flood mitigation made her think of the Woolerton Street Bridge. Where we had left off with that bridge, probably nine months ago, was we were waiting for Delaware Engineering to give us a task order list of all the things that needed to be done in order to determine what size the bridge would need to be, based on the water flow and all that kind of things. We were breaking it into phases, as opposed to trying to use the grant for the entire like, initial, she didn't want to call it site prep. She didn't know what you call it if it's a bridge, but the initial, kind of calculations and things like that. They broke it down into just sizing of the bridge so that we know, is this going to become a county bridge, or is this going to become a town/village bridge. Last week they received that task order sheet from Delaware Engineering, and she sent an email over to Soil and Water, and she's just waiting to hear back from them, because next is they all go back to DEC and all of the acronyms to make sure that the grant funding could be used in part for this specific aspect.

Buildings/Codes: (Councilmember Morgan & Purdy): Councilmember Purdy stated he and Councilmember Morgan chatted with Zach about a fee schedule for fire inspection. They are working on that

and will have something before the March meeting; he'll send it to Boukai first. The idea is, he believes, at the moment, we don't have any inspection fee schedule, so it would be nice to do that, and it would be in line with most of their municipalities around here. Zach sent him one from Andes and one from Walton. He is going through them to see what would work for us.

Boukai stated a quick update with zoning. Councilmember Morgan and Kent Manuel from DC Planning are going to meet sometime in the next two weeks to finish the first go through of our zoning, because she wants that to be given to our comprehensive planners so that they can look at that as well, and we will also get a copy of that. Because the other thing is, she wants to make sure that the zoning and the fee schedule are all kind of like synergistic and the Comprehensive Plan. Morgan had let her know that he does not believe we need to do any kind of local law for the fee schedule, because we already adopt the state codes for code enforcement that we can update the fee schedule at any time, so that's less of an urgency because there's no public hearing and all of the kind of procedural things.

Boukai questioned Highway Superintendent Evans about a new heater for the shop. Evans stated he wasn't sure how long that one's been there, but it's the second boiler that he's aware of and as per the prior inspection, so it's at the point of replacement. It is currently working. Evans said we're going to do it this year, we've had a few small leaks in it. Everything's been repaired throughout the past years, and then as soon as the weather does break, where we can be without heating, we plan to do it. We're getting an updated pull down, and we had a quote. Adding, it's all funded under the building for this year. We are just waiting for updated quote and probably some scheduling at that point, and weather cooperation.

IT: (Councilmember Viafore & Morgan): Councilmember Viafore thanked Supervisor Boukai for contacting NIXLE to get them to lower their renewal fees. Boukai said she will be doing that every year.

Codes Report:

A motion was made by Councilmember Gashler to accept the January 2026 codes report; Councilmember Purdy seconded the motion. Motion carried.

Justice Court Report:

Town Justice Burkert reported court is scheduled for this upcoming Tuesday, regular court docket day. He sent them a copy of dockets for their review. Stating Mr. Alwine is still recovering and Hailie is doing wonderful filling in. Everything else is status as can be, their new public defender, is a nice gentleman who's been here once, he'll probably be here tomorrow. We'll see how that works out. And we still have Ms. Collins. Adding, he had the key codes for the new councilmembers for the door.

Burkert discussed the court door and the issues they were having.

Motion was made by Councilmember Gashler to accept the January 2026 court report with Councilmember Purdy seconding. Motion carried.

Clerk's Monthly Report & Tax Collector Report:

A motion was made by Councilmember Gashler to accept the January 2026 Clerk report and January 2026 Tax Collector's Report; discussion was held regarding the collection rate which was at 66% for January. seconded by Councilmember Purdy. Motion carried.

Supervisor's Financial Report:

Supervisor Boukai stated all of the bookkeeper's reports were put in Teams about four days ago.

Supervisor's County Report:

Boukai stated she is only on mental health and social services still, and that is it. Councilmember Gashler questioned Boukai to tell them what's going on with the county investigation of her. Stating it seems like they from, from what he understood, it looks like they're harassing her over sharing what was publicly available information. He was wondering if she could tell the council any more about that, because it seems like

they're harassing the Town of Delhi by harassing her. Boukai said she didn't really know exactly what is going on. The town was foiled at the end of last year for documents related to any correspondence between herself and the lawyer, the private lawyer representing the county in the Decker lawsuit. We had our town attorney look over the foil and look over the documents that were part of that foil. And she advised us that we needed to send those documents to the requester because there was nothing privileged in them. Nothing was attorney client privilege. Boukai then had a second opinion done at her expense to make sure that everything was in compliance and she wasn't violating anything. We legally gave those documents over to the requester.

She has asked what statutes she's being accused of violating and has not received a response. She has asked that twice, explicitly, asking what the investigation was for, and did not receive a response. All of that has kind of led her to believe that it's just more intimidation retaliation because they don't like the way she does things but doesn't really know. That's her impression of it. Adding does it impact Delhi? She absolutely thinks that it has a negative impact on the town's relationship with the county. But can't tell the council exactly what she's being investigated for, because no one has informed her, and as Gashler mentioned, what was cited in the foil was publicly available information. Boukai also stated and the only reason she found out she was being investigated was because it appeared in the court transcripts for the Decker lawsuit. Boukai then said it's not just her, although for some reason she seems to be getting the attention. There's another supervisor that is also supposedly being investigated. At this point there is nothing more she can say although she did stated about five months ago, four months ago, she did hire a personal attorney, just because she did not feel comfortable using town funds for something that she thought was a personal vendetta, so she has hired a personal attorney who's advised her and she did also let town insurance know, because as if someone trips and falls in town hall, and they might sue you. If you're told you're being investigated, you might interpret that that the lawsuit might be coming down the way. So, she did let insurance know. They've said thanks for the information, but until she is served, they can't do anything for her. She did let them know about the foil as well, just because that seemed to be another bump in the in the timeline of events that could have been significant.

Gashler asked Boukai if she could tell them how much she has spent from her personal funds for this; Boukai stated around \$2,000. Gashler then asked what her salary was as a town supervisor, Boukai said \$13,000. Gashler then added he believes it would be appropriate for the town to protect its supervisor, and maybe this would be more appropriate to talk about when we have the full board here. But he hates that the county is doing that to her and hates that it makes it more difficult for us to do the business of the town. He wishes that this kind of misuse of lawsuits or the threats of lawsuits and investigations would just straight up stop. Gashler then thanked Boukai for everything she does and was sorry that she's dealing with this right now. Boukai responded that she appreciated that. Adding it's part of the job. But also believes that this is a very unique part of the job that doesn't necessarily need to be part of the job. She does think if we want to discuss this, she does want Councilmember Morgan to be here. She thinks he can offer them another perspective, and potentially that could be beneficial to the council. The bottom line is, she felt, probably for the last year around this time last year, the relationship with the county has negatively impacted how Delhi is treated and the thing is, they don't have I'm not asking for people to like me like no one needs to like me, but I do feel Like if we ask questions, if we need information, there should be a professional relationship. And she doesn't know that is not occurring period. Gashler thanked her for the context.

Boukai stated these meetings are open meetings. Come ask your questions. She'll answer to the best of her knowledge; she believes one misconception is that she has more information than the average person does and she does not. And she thinks that it's not only frustrating for her, but it's frustrating when she communicates with residents of this town, because one would think, by default, being a supervisor implies that you're able to get certain information, and that is not the case. Councilmember Purdy added the unfortunate by two cents, and he thinks part of that may just be because it's so hard to get information in general that's what people in this community are feeling. Adding since he's been on the town council, and even before that, Boukai has been up with an open book with everyone. Stating really does appreciate all the work.

Abstracts:

Councilmember Viafore made the motion to approve Abstract #002 of 2026 Accounts “A-DB” Voucher No. 00044 - 0086 totaling \$42862.65, Account “SF” Voucher No. 0087 - \$284,302.90 Account “TA” -0-. Total abstract \$327,165.55. Councilmember Gashler seconded. Motion carried.

Executive Session: Potential Litigation

Councilmember Viafore made a motion enter into executive session to discuss potential litigation at 6:45pm. Councilmember Gashler seconded the motion. Motion carried.

Adjourn:

Upon exiting executive session at 7:00pm, Supervisor Boukai requested a motion to authorize payments for the Saputo appraisal, at the cost of \$10,000. Councilmember Viafore made the motion with Councilmember Purdy seconding. Motion carried.

Councilmember Purdy made a motion to adjourn the meeting at 7:05pm, Councilmember Morgan seconded. Motion carried.

Respectfully submitted,

Elsa Schmitz

Elsa Schmitz, Town Clerk
Town of Delhi