

**TOWN OF DELHI
BOARD MEETING
May 11, 2026
6:00PM**

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

Those present:

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

Highway Superintendent Daren Evans

Resident: Jesse Hubbard

The Pledge of Allegiance was led by Supervisor Boukai.

Privilege of the Floor:

Village resident Jesse Hubbard stated he was against the moratorium on the solar panels. There are not a ton of solar projects as far as the where in Delaware County, he doesn't see really the need for it. He believes we should be encouraging more solar panels. It could help encourage farming by allowing sheep to graze, it gives farmers a steady source of income. Adding, there's plenty of farmland up here and he doesn't think farms are going to come back. Further stating a lot of our food production has been shipped either overseas or to places like Wisconsin or Idaho. So rather than let that farmland just sit there, we should really be trying to utilize it. And imagine there's a cost-of-living crisis that we should try to be alleviating, helping with that would be good as well providing cheaper electricity, especially given the price of oil nowadays too, it's making electricity go through the roof. Supervisor Boukai thanked him for his comment and stated we are going to have a public comment period next meeting as well. Adding rather than asking him to come back if he doesn't want to come back, he could send an email with his comments, we can make sure that's added to that record as well.

Hubbard added he would like the town to consider taking up the "Good Cause Law," adding that he had a few points on it, but basically it's in charge regulating rent prices and things, it would limit how much a landlord could raise rent, and would also make sure that landlords are evicting tenants for a good cause. The Good Cause Law establishes a local rent standard, which is the amount of rent increase considered reasonable based on inflation of the local area. The local rent standard is set every year at the rate of inflation plus 5% so in the max the rent a landlord could increase their rent to would be about 10% from what it currently was before. Hubbard continued with the explanation of the law and stated it also lists what's defined as "good cause." Boukai said she assumes this only applies to long term rents, not short-term rentals. Hubbard stated yes. Boukai said to her, that's the flip side of it. If you start imposing regulations on long term rentals and how much a landlord can increase it, they might switch over to Airbnb's. Hubbard said there's a few exceptions. Airbnb are the exceptions, but small landlords, whatever the town defines small landlords. Boukai then said she understood what he was saying, so this might only apply to more institutional landlords that rent out. Hubbard said the town can set up whatever it's defined as adding Albany has it set as, like a landlord's who owns more than four units. Binghamton is set to one. New York City has a set to 10, it's up to the town to what they want to define a small landlord as. Boukai thanked Hubbard for the information and said they would look at the law.

Approval of April 13, 2026 Town Council Meeting Minutes:

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

Old Business:

Supervisor Boukai stated with regard to the comprehensive plan. The next community, what they are calling a public input session is going to be Wednesday, June 10, at 5:30 at Bluestone, the consultants are going to be there. The plan is we're going to have about six stations set up. Each station is going to be a different topic. There's going to be a couple questions that help engage participants in that topic's discussion, and then probably spend 10 minutes discussing it, with six different presenters, of which some of us will end up being, some of them will move to the next station. That way, the people participating get to participate in all six of the topics and give their feedback. She highly requests that all attend and get your circles to attend. This is an expansion of what we did in the questionnaire, but this really drills down a bit more into what the questionnaire results were. She thinks this will really also help inform us through the gathering, willing and able participants to focus on specific topics that the Comprehensive Plan brings to light that we should be focusing on. Adding something like housing, you know, everyone always talks about these documents getting put on a shelf until the next 10 years, our goal is to not have that happen. She thinks whoever comes to this meeting will be able to help guide us on future committees that involve public involvement, so we can really focus on taking the steps needed to achieve some of our goals, like tangible, actionable steps. She requested a one-year extension, because the grant funds should have been spent by the end of April, obviously that wasn't happening. We now have a one-year extension on that. Councilmember Purdy asked if there was a need for reservations to come, Boukai said they have reserved the space. No one needs to let us know in advance, there will be some snacks provided by the committee, but the full restaurant and bar will be open, so people can order food and eat and snack or whatever while the event is taking place, or eat dinner before, eat dinner after.

Councilmember Gashler questioned as he wasn't at the last meeting, and he read that there's is the confusion between what the village is contributing to the Comprehensive Plan study. He asked has that had been worked out now; Boukai said she believed it has. She received notice from the village that they, at their last meeting, approved a \$10,000 contribution, which was what we had been asking for. Our budget was \$60,000 for this project, and they have agreed to contribute the \$10,000. She did let them know that we did not need that urgently, because she'd like to work through the grant funding before we start tapping into that. It could be as late as the end of this year, if not even into next year. But in terms of their budgeting, it's allocated for this project.

Supervisor Boukai stated with the EPF grant. There is a lot of back and forth, but she plans on signing the state contract tonight. We got the contract on Thursday. She had some concerns that she discussed with our attorney regarding rental of the space, which is permitted, but we need to seek approval for it. Stating if we wanted to rent out the pavilion, noting this is more for the future, but she wanted to make sure that everyone was aware. Obviously, the pavilion is not going to be resurrected for a few years, but we want to be able to rent certain things out. We want to be able to rent the concession stand out, because a concession stand is on the property, we need to be making accommodations for that. She is working with our grant administrator; she's going to work us through what we need to do to get approvals to be able to rent things out. Boukai believes the intent of what it was is like they didn't want to fund a pool, and then the pool is only allowed to be used by the village residents, for example, that's obviously not like the direction we're going. This is more for renting out the pavilion, specifically in the concession stand, she feels comfortable moving forward with signing the town's end of the contract with approval from the council. It's a standard New York State 43-page contract. She then requested a motion to execute the EPF grant contract on our end; Councilmember Morgan made the motion with Councilmember Purdy seconding. Motion carried.

Boukai added that the grant is valid for five years. That is five years starting from the date we were awarded the grant, which was the 25th of December, 2025 so our clock has already been five and a half months in. She doesn't think it's an issue. There are mechanisms for extending it, but just so that everyone is aware she thought the clock started from when we signed the contract. She was mistaken; it is not that it's from when the grant was announced. Boukai added that being said, once the grant is executed, and execution is them signing as well, not just her signing it and going up to the state, then we will start actually working with Sean for the RFP. Boukai then stated nothing is going to happen this year. Adding, she didn't know if we're going to even

be able to hit any kind of construction in the fall with our timeline. It might just be better for us to focus on the spring, hitting the ground, working on, getting everything completely planned.

Boukai then said regarding the trainings next month is FOIL training. It'll work the same way as this evening, Kristen Bergin will be here at five o'clock on June 8th, we recorded tonight's and will record the meeting on the 8th with Microsoft Teams to join in. It'll be the same thing, and we will post today's training and next month's training on the town YouTube as well.

Boukai then announced information regarding the E Center. The CDF met two weeks ago, and they are moving forward with the other party that submitted the letter of interest just for procedural purposes. She feels it's important that everyone knows that she recused herself from voting on any of that because it was completely a conflict of interest, since we made a proposal, so she did not vote on any of that. If anything, more develops that might necessitate the town involvement, she will let everyone know. But at this point, her next CDF meeting is in early June, and one of the things that was super important to her was, regardless of who is in there, that a pilot be paid, and that is something that she's been assured will be worked into the contract, so that at least is some good news specific to the E Center. Councilmember Purdy asked if our bid for it is out; Boukai responded at this point yes.

Purdy then said we probably should continue discussions on any and all other options. Boukai then stated there's still opportunities out there, but circling back to what we own and what we control, this is this. She thinks it might be worth it. There's a local government efficiency grant that helps facilitate when towns and villages do something like a municipal facility. If we think this building or this piece of land is going to be kind of it, and we think we should proceed with this until something else comes along, or until this project could be funded, then she thinks that might be a way forward, because the issue with the grant is that you actually need to identify what you're doing. And if we're putting in too many hypotheticals, like we don't own the land yet, but we're thinking of this, this and this, you're funding an idea more than you're funding an actual project. Adding, that being said, she does think it might be beneficial if we find someone that might be interested in developing an idea for us, like, maybe we put out an RFP for converting town hall into town, village, court, police, and see how much that would cost. Because then at least, we're going to the grant funders and saying, here is a proposal from an architecture firm. It's going to be \$30,000 for them to work on an idea for us, and then that's what we're seeking funding for. Councilmember Morgan said he thinks we should do it, focus on this here as a backup plan, because there isn't anywhere else that would be suitable. Councilmember Purdy asked if this location was suitable as it is accessible. Boukai said her concern would have to be addressed by the flood commission. Councilmember Morgan said it wouldn't really be intrusive to us. Boukai said losing 10 feet is not exactly what she thought, as she felt in her mind, we were losing the entire left side of our property, parking wise to the flood mitigation. Morgan said we also own the lot across the street. And we do have a fairly decent sized lawn here. He's pretty sure with a decent design, we can make it esthetically and pleasing, and also, landscaped nice. Boukai then talked with Evans about the highway garage area, between piles of supplies and the fact that sewer lines run under the area, the discussion with highway property ended. Morgan said we should take advantage of the contours of this town hall lot to where we could possibly make two elevations and still make it ADA accessible. He thinks that would be a good without needing the elevator. Boukai said she thinks that's why an RFP would be great to get someone with ideas and tell them kind of this is what we're looking for. They will discuss this further next month.

New Business:

Supervisor Boukai stated we have Resolution No. 005 of 2026. This is introducing a proposed local law affecting temporary moratorium within the town on battery and energy storage systems. And authorizing a public hearing for that. Motion made by Councilmember Morgan and seconded by Councilmember Purdy.

RESOLUTION NO. 005 of 2026

TOWN OF DELHI

COUNTY OF DELAWARE

RESOLUTION INTRODUCING A PROPOSED LOCAL LAW AFFECTING A TEMPORARY MORATORIUM WITHIN THE TOWN OF DELHI ON BATTERY ENERGY STORAGE SYSTEMS AND SCHEDULING A PUBLIC HEARING

WHEREAS, a local law entitled “A LOCAL LAW AFFECTING A TEMPORARY MORATORIUM WITHIN THE TOWN OF DELHI ON BATTERY ENERGY STORAGE SYSTEMS” was introduced at a meeting of the Town of Delhi Town Council on May 11, 2026; and

WHEREAS, the Town Council desires to hold a public hearing with respect to the adoption of said Local Law.

NOW, THEREFORE, BE IT RESOLVED that a public hearing will be held by the Town Council of the Town of Delhi with respect to the adoption of the aforesaid proposed Local Law on June 8, 2026, at 6:31 p.m., or as soon thereafter may be heard; and it is further

RESOLVED, that the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law.

CERTIFICATION

Roll call as follows:

	Aye	Nay	Absent
Supervisor Boukai	<u> X </u>	_____	_____
Councilmember Purdy	<u> X </u>	_____	_____
Councilmember Morgan	<u> X </u>	_____	_____
Councilmember Viafore	<u> X </u>	_____	_____
Councilmember Gashler	<u> X </u>	_____	_____

Councilmember Purdy asked we'll probably have more of a meeting on this, but where are these coming from? He noticed a trend in by of doing this. Councilmember Morgan answered it's not just nearby. It's all over the state. And just because of this is pretty new. There's a scare with it, adding, honestly, there's been some fires and everything. He is part of the one in Hamden and that's battery storage. It's a touchy thing. Boukai added it gives us time to figure out, like, potential fire issues, potential things that we're going to need to know. Morgan added it's very new, and the new facility over there is going to be one of the first ones. Purdy's other question was would that affect the one that went through the council last year before he and Gashler were on the council? Boukai answered no, that's five megawatts or under five she thought. This will not impact that that's already in the works. Purdy then said he was glad that we're holding a public hearing on it. He is interested and excited to see what people are thinking.

Boukai then introduced Resolution No. 006 of 2026, Proposed local law affecting a temporary moratorium within the town of Delhi on the development and construction of solar energy systems and scheduling a public hearing for that. Motion by Councilmember Morgan, seconded by Councilmember Gashler.

**RESOLUTION NO. 006 of 2026
TOWN OF DELHI
COUNTY OF DELAWARE**

RESOLUTION INTRODUCING A PROPOSED LOCAL LAW AFFECTING A TEMPORARY MORATORIUM WITHIN THE TOWN OF DELHI ON THE DEVELOPMENT AND CONSTRUCTION OF SOLAR ENERGY SYSTEMS

AND SCHEDULING A PUBLIC HEARING

WHEREAS, a local law entitled “LOCAL LAW AFFECTING A TEMPORARY MORATORIUM WITHIN THE TOWN OF DELHI ON THE DEVELOPMENT AND CONSTRUCTION OF SOLAR ENERGY SYSTEMS” was introduced at a meeting of the Town of Delhi Town Council on May 11, 2026; and

WHEREAS, the Town Council desires to hold a public hearing with respect to the adoption of said Local Law.

NOW, THEREFORE, BE IT RESOLVED that a public hearing will be held by the Town Council of the Town of Delhi with respect to the adoption of the aforesaid proposed Local Law on June 8, 2026, at 6:32 p.m., or as soon thereafter may be heard; and it is further

RESOLVED, that the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law.

CERTIFICATION

I, Elsa Schmitz, do hereby certify that I am the Town Clerk of the Town of Delhi and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Council of the Town of Delhi at a meeting thereof held at the Town Hall, 5 Elm Street, Delhi, New York on the 11th day of May, 2026. Said resolution was adopted by the following roll call vote:

Roll call as follows:

	Aye	Nay	Absent
Supervisor Boukai	<u>X</u>	_____	_____
Councilmember Purdy	<u>X</u>	_____	_____
Councilmember Morgan	<u>X</u>	_____	_____
Councilmember Viafore	<u>X</u>	_____	_____
Councilmember Gashler	<u>X</u>	_____	_____

Supervisor Boukai then stated for the record, we have to run this through county planning as well. It's a 239 law that Kent Manuel made her aware of. She then requested a motion to submit this 239 application along with our resolutions; Councilmember Morgan motioned to submit per above with Councilmember Gashler seconded the motion. Motion carried. Gashler questioned what exactly was the “239” Boukai explained the two proposed local laws have to go to the county They have to do review them first, then we have our public hearing, then we vote. Adding, it's more of a procedural thing than anything, just so that they know what we're doing.

Councilmember Gashler added what he is hoping comes out of a public discussion, is we get good ideas for a law that can help us find some sort of compromise between an absolute moratorium and, free for all wild west build everywhere. Asking, do we need to do a 239, for any of those new laws as well? Adding, right now, he will probably vote no on the moratorium, but he would like to have something else to vote for. Boukai said the moratorium isn't a blanket, all forever, Morgan added it's for us to develop a local law to protect that's what we're doing. We're just going to put a temporary freeze on it and go from there. Boukai added she believes we can put whatever time limit we want on it; we can say what's only valid for a year from the voting. Gashler said that seems like a long time. Boukai said it does, but time goes fast. Morgan added he thinks it's in the better interest of us to take our time with this, to protect our residents, instead of rushing it through, because, if something happens, they're going to look at us, we just really want to make sure everything is covered. That's all. We're not saying no, you can't do it. Boukai added this is large scale solar we're talking about, this isn't like “I want to throw panels on my house so that I cannot have a crazy electric bill.” This is large scale solar. That's

not the energy that is not staying local anyway. Adding, not that should prevent us from coming up with a plan that is both environmentally focused but also protects kind of our way of life here, it's a real concern and we have volunteer firefighters. Battery storage is a little terrifying when you hear about things burning for weeks and the environmental impact on it. And she's sure other towns are, she knows other towns are dealing with this. Boukai added to Gashler's point, having something to vote for, eventually, we should be looking at similar sized municipalities that have the same issues, that have allowed that. And what they have come up with as a local law that works for them. She knows Meredith has one for solar, specifically not battery. She doesn't know what Hamden is doing for battery. Morgan added Hamden doesn't have much there to protect them. It's all like, site plan. It was a little late in the game.

Boukai then stated the other thing too is and we haven't touched on it, she's thinking of having Nick Carbone of Watershed Affairs Coordinator Delaware County Planning Department come and either speak to us, regarding that map she gave the council last month of all of the New York City land that could be potentially part of a land swap. The direction her mind is going in is, if there's land swaps going on, we want to make sure that we know what could potentially be put on that land in the future and have a plan. When she talked to a couple supervisors about what criteria were they using to determine what land could potentially benefit for land swaps, it kind of varied across the gamut. She doesn't have a clear indicator of what we should be focusing on, there are some definite pieces of land, there's one up on Arbor Hill. It's like 200 acres and owned by the city, it could be perfect for development. It's just outside the village, but she's not a planning or zoning person. Is the topography right to put in septic systems? Is it too steep? If we think it's beneficial to have Nick and maybe Kent Manuel come and chat with us about that, and kind of give us a broader look at what we should be looking at when we consider some of these. Adding again it's not something that needs to happen urgently, but she's sure they would be willing to come and chat with us. Councilmember Purdy asked to refresh him on the land swaps, is that something that the municipality could do. Are they doing land swaps with anyone who wants to? Boukai stated it's only with the municipalities, city owned land in the municipality, and it's just they're putting together the compiling a potential list. This is very, very preliminary and the catch too is that the swap has to be for this isn't the right word, but a more desirable piece of land. It's based on zones, there are specific zones, this is why it might be helpful to have him come and kind of clarify everything, and to see what the likelihood of a swap occurring is, because she hears a lot of chatter about what the city's planning on doing with the land, and then why would they swap it, especially if there's nothing else to swap to. Boukai said again if the council would like, she can have one or both of them come and give us some guidance on that, or at least what we should look at. Councilmember Gashler said would it make sense to have them on June 8 as well? Boukai said she would reach out to them to see if they are available.

Boukai then brought forth Resolution No. 007 of 2026 Authorizing the Acceptance of Electronic Donations via Venmo for Pool and Recreational Purposes. There was discussion regarding the need of a possible cell phone for usage, and Venmo is an authorized payment per the controller's office. Boukai said obviously there's a mechanism to use it. We should have to figure out what, what it is. Adding, the only other thing she's wondering, though, is we have to have a phone number at the pool. Could that be a cell phone? Because we could give Amy the cell phone, which would make sense, and when she's not using it. The rest of the year, it could just stay in the clerk's office in the safe. Councilmember Viafore said probably just a track phone, it doesn't have to be like a Verizon plan where you're paying lots. After discussions the council determined to hold the resolution until further investigation on phones were reviewed. No action was taken on Resolution No. 007 of 2026.

Boukai then brought forth Resolution No. 008 of 2026, Voluntary Shelter Contributions on Dog License Renewals. This is a law that we just found out about a week ago, and the system that we do dog licenses through is working Edmunds is working on putting something in our dog licensing program so that when the license renewals are printed out, there's that option for them to contribute in support of the Heart of the Catskills. The resolution allows the town to create an account for this. Councilmember Morgan made the motion approving the resolution with Councilmember Purdy seconding. Although Purdy wanted to clarify this

does not add an extra fee to the licensing process. This is a possible donation. Boukai stated yes, possible donation.

**RESOLUTION NO. 008 of 2026
TOWN OF DELHI
COUNTY OF DELAWARE**

May 11, 2026

Voluntary Shelter Contributions on Dog License Renewals

Whereas Chapter 59 of the Laws of 2010 as amended where further amended, effective December 2025, to require a line item on dog license renewals giving applicants the option of making a contribution in support of the pound or shelter managed or contracted by the municipality and deposit said funds in a dedicated fund to disperse annually to the applicable pound or shelter; and

Whereas the Town contracts for these services with the Heart of the Catskills Humane Society and;

Whereas the Town Clerk’s Office has initiated this requirement by listing the option to make donations to the Heart of the Catskills Humane Society on all dog licensing renewal processes and establishing the budget line item of A691 to be added to the monthly reconciliation and payment to the Town Supervisor of monies taken in by the Town Clerk’s Office, now, therefore be it

Be it Resolved that the Town Board acknowledges the new legislation and approves the establishment of line item A691 and the process and procedures made for implementing this law.

Roll call as follows:

	Aye	Nay	Absent
Supervisor Boukai	<u> X </u>	<u> </u>	<u> </u>
Councilmember Purdy	<u> X </u>	<u> </u>	<u> </u>
Councilmember Morgan	<u> X </u>	<u> </u>	<u> </u>
Councilmember Viafore	<u> X </u>	<u> </u>	<u> </u>
Councilmember Gashler	<u> X </u>	<u> </u>	<u> </u>

Supervisor Boukai then brought forth the hiring of lifeguards and WSI’s for the 2026 pool season, they are as follows:

- Kalab Davis rate of pay \$17.00
- Addison Albright rate of pay \$17.00
- Thomas Nagy rate of pay \$18.00
- Lillian McGonigal rate of pay \$17.00
- Victoria Verspoor rate of pay \$18.00
- Eric Blackman rate of pay \$18.00
- Cameron McConnell rate of pay \$18.00
- Emmett Ward rate of pay \$18.00
- Rowan Walsh rate of pay \$19.00
- Brennan Walsh rate of pay \$18.00
- William Mokay rate of pay \$18.00
- Mason VanOstrand rate of pay \$17.00

Boukia stated Caleb Davis, Addison Albright, Thomas Nagy, Lillian McGonagall and Victoria Verspoor are new guards this year and are at a rate varying from \$17 to \$18 an hour. And then our returning guards, Eric Blackman, Cameron McConnell, Emmett Ward, Brennan Walsh and William Mokay, it's all their third years with us. They're all at \$18 an hour. Rowan Walsh has been around since she's been around, but she thinks he's on his fifth or sixth year with us, he's at \$19 an hour. And then Mason VanOstrand, it's his second year with us, and he's \$17 an hour. And that is our 2026 staff. Boukai then requested a motion to hire the above applicants. Councilmember Purdy motioned to hire all the above at the rates, Councilmember Morgan seconded the motion. Motion carried.

Committee Reports:

Highway/Machinery: (Councilmember's Gashler & Morgan) Written report from Superintendent Evans provided to councilmembers. Evans added ditch and shoulder cleaning has been the main concern here for the past few weeks, and will be till the end of the month, as the first step of our pavement preservation process. After that, we'll go through and start shimming up where they need to be and be ready for our seal coat oiling stone after that for the select roads that are set for this year, all six reimbursable. That's been the majority of what's going on and will be till the end of the month.

Councilmember Purdy said he had a few people ask if they've got a pothole or some part of the road falling into the ditch, etc. should they call the town? Where do they call and he was assuming just call the town, stop in and let them know? Evans responded the best way is to call a town number and option three, they're welcome to stop in. Obviously, the shop is open, but the risk of finding somebody there during the day is not the easiest. Sometimes, Mike's mechanic is in there quite often, but otherwise, everybody's out working.

Personnel: (Councilmember's Viafore & Gashler): Viafore stated we had already discussed hiring the lifeguards.

Recreation/Health/Youth: (Councilmember's Viafore & Councilmember Purdy): Councilmember Purdy said we had the Community Day of Service at SUNY Delhi put on with their students. He wanted to put out some formal thanks. We had a big group come out and help with the pool and the playground and the concession stand clean out. And they did an amazing job. He wanted to thank Katie Palm up at SUNY Delhi for organizing that day. And then we had four groups that came out and helped us. It was women in the trades and then three fraternities and sororities, Omega Delta Iota Omicron Chi, Omega and Omega Delta Chi. Those were the groups that came out, it was a big, big group. We got all the wood chips spread out, cleaned up, so it looks really nice. Supervisor Boukai added she was in charge of the concession stand. They cleaned out the future bathroom. It's completely empty, and broom swept the storage area. Everything was pulled out, reorganized and put back in. We're ready to go for pool opening by Todd, which is occurring on Wednesday, we plan on opening the pool to the public on the 26th I believe that's a Tuesday. It's the Tuesday after Memorial Day. It'll be open for water aerobics to start only that week. Boukai added she doesn't have an ETA on the pool cover and the reel, but chlorine was delivered this morning, we're ready to go for Wednesday's opening, and we'll just be focusing on cleaning and organizing. Councilmember Purdy said we had received the swivels for the lifeguard chairs, he will bring tools to help put them together. Boukai said that was what Todd Shady (Aqua Concept) ordered for the town, and we did order the control panel to see if that gets the kiddie pool working.

Boukai then stated after some back and forth she was very excited to share that SUNY had the New York Swims Grant. She worked with Lawrence over at SUNY Delhi, and he got approval for up to \$3,500 to be used to teach swimming lessons in June at the town pool. We will be hiring the same lifeguards that we've hired, some of them are WSI certified. Adding, currently, a couple of them are getting certified the weekend before we start swimming lessons, they will be teaching lessons. We'll be doing lessons from June 8th to June 26th she believes it is Monday through Thursday only, and that they will be free to anyone that wants to participate through that New York Swims Grant. We will post on Nixle and we'll have something go out on Nixle tomorrow. We'll post on the town page sometime tomorrow as well. Councilmember Viafore put together an awesome Microsoft form so everyone can sign up online, because no money is changing hands. We're going

to experiment with using the Microsoft form and that way we'll see how that goes, and that should streamline things.

Boukai then added we can discuss it during building and code enforcement, but she sent Councilmember Purdy and Councilmember Morgan, three electric bids and two plumbing bids for the concession stand, for both the bathroom and the concession room itself. We can discuss that during building and code enforcement.

Boukai then said we still do not have anyone interested in arts and crafts. She is inclined to maybe do one more social media posts and see if we get anyone interested. Otherwise, we'll just table that, and maybe we'll have someone interested in doing arts and crafts next year.

Councilmember Purdy added he had applied for and received \$150 grant from the College Association of Delhi. He thanked them for that, and this is going to be used to purchase the gifts for Lifeguard Appreciation Day. He will work with Boukai to figure out which businesses we're going to buy the gift cards for them for, and he'll get purchase orders there and take them up and get that all figured out. Boukai added she also applied for a Caddy Grant to fund the food for at the Comprehensive Plan public forum. And we were approved for that. And we also have, we had a donation of a fridge for the concession stand, which is not plugged in, but it's open and down there currently, and a like stainless steel sink and faucet that were also donated for the concession stand. Boukai then requested a motion to accept all four of those donations, the two Caddy Grants, one for \$150 and \$250 and then the refrigerator and the sink and faucet. Councilmember Morgan made the motion to accept the above with Councilmember Purdy seconding. Motion carried.

Economic Development/Shared Services: (Councilmember Gashler & Councilmember Purdy):

Councilmember Gashler wanted to follow up on our meeting from a month ago, and one of the things that he wants to propose is to give the village \$2,000 for fireworks. Adding their costs have gone up this year. It's the 250-year anniversary of the United States. Supervisor Boukai questioned was this a one-time thing? Gashler replied yeah, and just what he got from some village members is because the costs have been going up, they're potentially reconsidering even doing fireworks next year because of the cost. Boukai then questioned the cost, Gashler said it was \$10,000 now it's gone up to \$12,000. Boukai then said she was a little confused about what is Fair on the Square committee and what is the village? Gashler said the village covers the Fair on the Square. Boukai questioned Councilmember Viafore as she is on the Fair on the Square committee; Viafore said the Fair on the Square committee is not part of the village. There are village board members on the committee. Boukai said she guesses that's her confusion is does the village normally pay for all the fireworks? Boukai said and they're asking for a contribution? Councilmember Purdy said that this would be, as far as shared services go, kind of a gesture of goodwill, especially surrounding the 250th anniversary Fourth of July celebration. Councilmember Gashler said since we've (he and Purdy) been meeting with them last year, they had a shortfall in their services for recreation of about \$1,700 so Gashler's been trying to find something that we can pay for that's tangible, physical, a one-time thing that is equivalent to about that as a "gesture of goodwill" to try and get shared services working a little better. He proposed fireworks a couple months ago. They liked the idea, and so he guess's... he's curious if we like the idea. Supervisor Boukai responded don't get me wrong, and we've had a conversation about this. She has no issue with the idea, and she has no issue with fireworks. She does have issues with \$12,000 on one evening. That does bother her, but she is also looking at it from her personal perspective and speaking as a town supervisor, she doesn't know that a \$2,000 donation is in the best interest of the town itself. Now, the fact that this is a 250-year celebration definitely makes a difference. It is on a great night, because normally the fireworks are usually like the week after, a couple weeks after fourth of July, and this is like the night before Fourth of July, that's kind of cool. The problem she has with the way Gashler phrased it is we; we shouldn't be covering their shortfall. They should be running their ship so that they don't have a shortfall or so that they know that this is the shortfall they have to be responsible. It's kind of like the town pool, like that is never going to be a break-even enterprise. It's like the court; it's never a break-even enterprise. We're getting closer now with diversion, but the pool is \$70,000, we're lucky if we bring in \$10,000 a year. And we're getting other avenues of compensation, whether it's like SUNY helping this year with basically SUNY is paying for the month of June for us to operate the pool, labor wise, we're still paying the heat

and all that kind of stuff, but we're paying Christopher anyway. We're paying for that stuff anyway. We do seek out grants through the county and the Youth Bureau and things like that.

Boukai then stated like she had told Councilmember Gashler she thinks this is important for everyone to know, she will never squish an idea or something that's brought to the table if the council want to discuss it, she is one vote like, she's not the queen. She wanted to make that very clear, and just because she doesn't agree with something, she doesn't want others to fear being retaliated against, is what she is saying. She appreciates him bringing it up, knowing the conversation they had over the weekend, she is still not convinced. However, this is not her decision. She again stated she does appreciate that it is a fourth of July celebration. The only thing that's that is a sticking point for her is she doesn't know who's making the ask, is it Fair on the Square, or is it the village? And if it's the village, then show us the numbers. She's not saying that she doesn't believe Gashler, but this is an industry where we need to trust and verify, and so she's trusting that it's \$12,000, but she doesn't want someone to come back next year and be like, well, now the shortfall is \$6,000 and then we feel like we're obligated or we need to help out. She understands why they're considering not doing it. That's a lot of money to spend for 35 minutes, if that. Boukai went further stating the other thing, she did bring this up to Gashler was that there are organizations that will support things like this, like NYMIR. Maybe it's something that we can work collaboratively on with the village as they use the same insurance agency. Maybe them being able to say, we'll sponsor half of fireworks every year, or something like that, up to a certain amount, is a way to ensure regular cash flow for that specific activity. But that's kind of where Boukai is that is on this as a one and done kind of thing that has its valid points, especially considering she does want us to still work towards a recreation program, as opposed to kind of piece mill stuff. Councilmember Gashler said he appreciated that they'd had this conversation a few times and now in public. He thanked her for letting him bring it forward.

Boukai then asked for comments from other council members. Councilmember Morgan said he thinks it's unique that it's a celebration of 250 years. He would like to see some clarification of where it's needed and everything as well. Agreeing with Boukai. Purdy said the exact dollar amounts? Both Morgan and Boukai responded who's making the request. Morgan added he thought it was always done through donations, although he could be wrong. Boukai added she thinks that's where there's some confusion on recreation too. Like, specifically how is that being run through the village? Gashler said yes, the village is covering fireworks on behalf of Fair on the Square. Boukai then said why doesn't Fair on the Square reduce the village's contribution amount by \$2,000; do we need a middleman or is the whole point to pay the village as that's kind of what it feels like. Viafore said thinks we could pay the firework people directly. Morgan added clarification would help.

Boukai then stated as she knows Gashler and Purdy weren't here for it, but when Woodland Cemetery came, they asked. They had a specific ask. It was a representative from their board, and we committed an ongoing contribution of \$3,500 a year to help support the cemetery. If that's something Fair on the Square wants to approach us with, she thinks that's pertinent, and then this body can decide that she's just not clear on who we are paying, the village so that they don't have to pay as much? Adding, are we just donating \$2,000 to the village because they were short money? Boukai then stated who's going to donate \$40,000 to us because we were \$40,000 short, pretty much every year on running the pool? She thinks it's kind of the nature of the game. Costs go up. Things need to be adjusted accordingly. And she doesn't know that she sees the adjustments occurring in relation to the facts at hand. But to Morgan's point, it is the 250 anniversary, Morgan added it's a big thing. Boukai then asked the other members what they thought. Purdy said it's been a very busy spring, but perhaps he and Gashler can sit down and meet with the village or the Fair on the Square committee and get an actual specific dollar amount, specific place it's going to go to so there is no question about, you know, where the money is actually going to go. Purdy added he is in favor of doing it, and for the reasons stated already it's the 250th anniversary although he didn't think it should be an ongoing thing necessarily. Purdy then said it's definitely something that he thinks the village and the town and everyone who lives around here can get behind and celebrate and engage in.

Councilmember Morgan asked would it hurt to reach out to other municipalities within the area too, just a little bit to help out as we know we're going to have people from neighboring towns here too. Boukai then

added she thinks getting creative like that is important when you're looking to fill in some gaps. She doesn't know how many entities use NYMR as their insurance provider, but that's all they do, is municipal insurance. Maybe they would consider sponsoring something like that. She thinks that someone who is requesting money from us, it's not out of the realm of what should be procedurally done, if there are questions like that.

Councilmember Viafore stated that as she is on the Fair on the Square the committee is also crowdfunding through GoFundMe, they are hoping that the general public will help. She continued what the Fair on the Square does for Delhi and the long-standing tradition, it's been over 50 years that they have been doing this event. They're hoping to get some funds that way too, because they keep going back to businesses and going back to business, the same businesses over and over again for any event.

Purdy stated the other thing to bring up, the cost of living is no joke at the moment, and people have a lot less disposable income. To which Boukai stated and that's one of the things, to take taxpayer money on behalf of the town. It's one thing for someone to make a private donation to go fund me. She added we need knowledge of documentation, and if it is Fair on the Square, making the request, something like it costs \$12,000 the village has decided to contribute this. This place has contributed this, and we're crowdsourcing the rest of it. We anticipate there being a shortfall of \$2,000, anything less than that would be reduced by each group amount owing a little bit less or whatever; just like a plan. The town needs documentation and a plan, because to write a blank check, or just to hand over the money doesn't seem appropriate without some documentation behind it.

Councilmember Gashler stated the village has an in-depth budget for Fair on the Square already, and the village is covering certain parts of Fair on the Square, like the fireworks. And if we did this, this would be us covering 1/6 of a village contribution. It would be a village and a town contribution to Fair on the Square. In his mind, he wanted to just give the money to the village as a shared services "gesture of goodwill." Boukai then stated her response to that although Gashler may not like it is that she and Councilmember Viafore got that contract for the comprehensive plan down from \$75,000 to \$60,000. That's our \$15,000 worth of goodwill in our time and energy and effort. That's where she's at with that. Adding she's sorry that's how she feels. Further stating in the fact that we just got approval of the \$10,000 when she literally took the training class for grant writing two years ago, and that that like we've had multiple conversations about comprehensive plan, and she realizes Purdy and Gashler weren't here for most of them, but the fact that it took two years to confirm a \$10,000 contribution after we whittled everything down to be where it would still function, and most of that on she and Viafore's labor. She is hesitant that we need to show any more "goodwill" than what she's already shown. But she is speaking personally now, and if Gashler wants to bring it to the floor now, does the council want to vote on this or do we want to wait; do we want to ask for a proposal and we vote on this next time? Gashler said if we did it next time, it's not too late. Boukai answered even if it's done two years from now, it's not too late to be honest, it's like the money is the money. It's still going to be good in three months. Councilmember Purdy he and Gashler can put together a full proposal, work with Fair on the Square committee, make sure we get the cost dialed into a specific ask amount and bring that to the next meeting. That could be our goal for shared services. The council all agreed and tabled the discussion until the June meeting.

Buildings/Codes: (Councilmember Morgan & Purdy): Councilmember Morgan stated he was meeting Larry Govendo here tomorrow to go over needed repairs at town hall. He will also be meeting Jeff Volkhommer also. Councilmember Purdy added just to follow up on the fee assessment schedule, they're still working on that it is a little bit slower moving than he anticipated. Councilmember Morgan asked if everyone had received a copy of the new zoning which had been sent out. Boukai said she feels like we need a separate meeting to discuss zoning and planning and where we are with everything, because, as Purdy said, we want to make sure that it's right the first time. She did meet with Zach and Dave from Planning a couple weeks ago, discussing public facing documents, updating all of them with information that's relevant, like email addresses. We'd like to move into being able to email people permits and any kind of report that they asked for, and kind of staying away from paper. The big thing about the special use permit was letting people know when they need a special use permit and then making sure that procedurally, they know all the things that need to be done to get the permit, and what is expected of them to maintain that permit. This is what Zach and she were working on. He put together, like an actual sample permit of what a special permit would look like, and on that

permit, it has language mentioning fire inspections annually to maintain compliance and keep your special use permit in compliance. She feels like having a zoning meeting where we discuss the zoning revisions and everything from the fees to procedures and the special use permit, because we've had some concerns about them. But if there are any other things through that meeting with Zach and Dave, she didn't realize there was that other fee sheet that needs to be updated. We should have that on the other; we have a one-page fee sheet or a two-page fee sheet that's posted on the website with all the updates. She doesn't know that we need to do it in June, because June's a really busy month. Her goal is by the end of this year to have the zoning and everything updated. At this time there's no real need to rush on it. She just wants to make sure that, to Gashler's point time goes quickly. Adding, July or maybe at the August meeting, everyone should just know that it's going to be a longer meeting, because there's going to be a large zoning component. She doesn't anticipate July and August being busy, because once the pool is open, things tend to quiet down in the summer, it might be appropriate for one of those meetings, assuming we're all going to be here.

Boukai then said she did want to bring up the electric and the plumbing bid for the concession stand. The thought is that we need a sink in the concession area. There is nothing in there. There's no plumbing ran to that area. We also need a small water heater for hot water, for the future bathroom and for the kitchen. With the bids we got, she would like to get one more bid, one more plumbing bid. If we can, we do have three electric bids. They're all well under the threshold for doing RFPs although she would like to get one more plumbing bid. We have three electric bids for the bathroom, the what she has been told is the space is already ADA compliant, minus the ramp, we would need to put some kind of ramp leading into the bathroom, because there's a lip, but the physical space of the bathroom itself is fine for ADA. It's only going to have a sink and a toilet, and it will not have a heater, so there's no need to winterize it, unless that's something we think it should have, so that the bathrooms can stay open year-round. And by year-round, she means that they're not going to be just left open. It's going to be like, if there's sports down there, they could potentially have access to the bathrooms. Councilmember Morgan asked if she meant spring or fall sports; Purdy in might not be a bad idea to which Morgan said he believes it would be a disaster. Purdy said having been a parent down there at the playground, when you've got little kids, you've got to go to the bathroom it would be great. Adding and they've got porta John's down there now for, like, little league stuff, I believed and then asked is that those ours? Do we put them there? Boukai answered they are not ours. Purdy then said at least for the summer he likes the idea of having a bathroom available. But again, if we're going to plan on doing more winterized stuff, he's assuming it wouldn't be that much more in the future if we decide to start doing more winter programming down there too. Morgan stated he is nervous about the issues we have already had there; Boukai said she thinks we need to come up with some code or whatever and they're the only ones with the code. The code changes after each time it's used, but each day or whatever it needs to be a coded or the director can have the key or whatever. Morgan said he has been going down at least once a week, just checking on it. Boukai said she thinks now, with us not using anything on the backside, like there's no doors anymore there hopefully things will be different. The plumbing bids included running those lines into the concession area, putting in the toilet, putting in the sink, cleaning up some of the plumbing there, and the floor was just staying concrete. The Electric bid was cleaning up all of the loose stuff that's still there that's not live, putting in 220 for the small water heater, and investigating if there's receptacles for lights in the soffit, if those are live, adding she doesn't think they're live. They didn't think they were alive and seeing what it would cost to make those live so we could put a motion censored camera in there. The need to get things running is probably the electricity and then, because food isn't going to be cooked or anything there, the sink could potentially wait. The bathroom can potentially wait as most of the expense is the bathroom and the fixtures for the bathroom, but regardless, they're tapping into the lines in that bathroom and going through the wall to get to the concession area. Morgan said let's start with the electric. Purdy said that was good with him. Boukai then stated we have the three bids. She then read the bids: Keystone Electric was \$3,402, Karter Small Electric at \$3,500 and David Krzyston at \$620. Councilmember Viafore made the motion to accept the bid from David Krzyston at \$620, with Councilmember Purdy seconding. Motion carried.

Purdy then asked if we were waiting on the plumbing, Boukai said yes, there are two now and she is waiting for another.

IT: (Councilmember Viafore & Morgan): Councilmember Viafore stated she made the online form for swim lessons. She had also done some updating of the website. She had also done the whole virtual setup for this evening's training; she'll do the same thing for the June foil training. We had three people join us virtually, and we'll see how many more people might be there for the next.

Codes Report:

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

Justice Court Report:

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

Clerk's Monthly Report & Tax Collector Report:

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

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

Supervisor Boukai stated all reports are in the shared drive, and we have three CDs coming up for renewal next month. Everything's right around 3.2%, that's what we've been getting from our CDs. So we'll see where they are. And then CLASS is still at three and a half percent.

Boukai stated there will be a county meeting on Wednesday, and then she has a social services meeting, it is next Monday. There is no mental health meeting this month. Our next one will be in June.

Councilmember Gashler asked if Boukai can give us any clarity on what's going on with the senior dining program, when did you find out about what was happening? Boukai said she posted on Facebook, on her town supervisor page that she had reached out to the county for clarification on things early last week, she received confirmation that we will discuss it Wednesday. She didn't know what that's going to look like, because what transpired Friday was not great, and at this point, she found out that the county was taking over in the press release, as did Delaware Opportunities, as did Wayne Marshfield, who serves both on the OFA board and on Delaware Opportunities board. She added Delaware Opportunities has an executive board and a Finance Committee, she's just on the normal board she is not part of the executive committee, but she's been kept in the loop every step of the way with them, and so she wanted some information from the county that would help inform her on what's going on. She hopes to get that on Wednesday. Gashler asked if Delaware Opportunities has been willing to share information; Boukai said yes, anytime she's asked for clarification on things, she has received that information, and when Thursday afternoon came, our email went down. So she didn't find out that Delaware Opportunities was pulling the plug until Facebook on Friday morning, but she had been notified Thursday evening, she just didn't receive the email because we were able to send emails out, and we were able to internally communicate, because we were running tests and we were getting the test emails, but nothing was coming in. Adding everything came in a flood of emails on Friday afternoon. When she found out that the plug was pulled on Thursday evening, she did let Delaware Opportunities, her fellow board members know that, why not just wait 18 hours? They could have waited 18 hours and given the seniors their meals on Friday. They would have had their meals over the weekend. It would have prevented whatever happened at the county from happening and people needing to scramble. She understands why they pulled the plug; they need to be paid. They're still owed for March and April and anything that's been done in May, but they could have just waited 18 hours. She did let them know she was not pleased with that, but at the same time, she felt comfortable enough to at least let them know that, and she knows that she's not going to get repercussions from it. This is why she feels like it's important that, even if we don't agree on things, everyone has an obligation to bring stuff to this

board, because the people that voted for all of you aren't the same people that voted for me, or they might be, but we're all representing different people, and so that's why it's super important that we bring things up that are concerning to us, which is what she will do, regardless of the entity. Boukai then added she did let them know that, but at this point, it sounds like the county is moving forward with everything, and she doesn't have any other updates other than the majority, even the employees at Delaware Opportunities found out in that press release. She thinks there was the county might be 100% right in taking things over 1,000% right, but the execution of that transition did not need to go down the way that it did in her opinion. Councilmember Morgan added he wanted to thank all the elected officials and employees that actually stood up and handled the situation in preparing meals and everything, he believed it was awesome that they went out and did that. Boukai added she agreed with him and believed it was telling that certain supervisors were not asked to participate, personal issues should not get in the way of what we are here to do for the public; it's public service period. She was not asked to participate she was not given any information on the county level. Boukai did follow up on Friday morning when the proverbial was hitting the fan and asked what was going on and was told that she did not have all the facts; she agrees she does not have all the facts. Councilmember Purdy said it's a shame that it went down the way it did and he wonders as he understands the town does not have the resources to do a program like that but should the need arise, if there is some kind of hic-up do we have the ability to mobilize and volunteer. There's a block of resources through local churches that give food donations; it may be worthwhile to be thinking about that as far as emergency planning goes. Today it's senior meals tomorrow it might be a big flood that comes through some type of emergency response. He knows there are resources for that but from the towns side of things to be able to communicate effectively as he's sure there were a lot of people reaching out and asking. He feels this is something we should start considering as part of the planning board process as how do we build those resilience's in there. Boukai responded to that point she has a packet in her office that Town Clerk Schmitz had given her on emergency planning that was done around COVID time and she thinks that may be perfect for shared services as it really needs to be a town and village effort that can't be fragmented. In terms of food, she didn't know that Colchester runs its own senior meals program, so they were not impacted by any of this. She doesn't know if it's possible or even needed in Delhi, but she does think that when the ask is made, we will step up, but when the information is fuzzy and no one fully knows what's going on it causes more confusion than is necessary. She thinks if we can have an emergency plan it will at least inform specific things. Even this a lot of these seniors this is their food, but this is also potentially the only person they may see for a few days at a time. They develop a relationship and she believes maintaining those relationships is important and if we can do that through some kind of shared service emergency action plan. Purdy used recreation as an example as there was an uproar about changing water aerobics but it's something we do and people get a lot out of it. Purdy then added he was in a meeting the other day unrelated to the town but they discussed the care giver crisis that a lot of places are in and we are certainly in the thick of it here, we have an aging population and anything we can do to promote that kind of connection and keep people in the loop is really important. Boukai added there are specific resources for the seniors, but she does think maybe by the end of the year goal is to have a plan put in place for emergency preparedness, just so we are all on the same page town and village wise. Boukai added that the county has a plan as well from COVID times. We need to make sure it coordinates with what the county is doing so there is no redundancies and overlapping of services as they are in a better position to provide those services, but we can be support on that.

Abstracts:

Councilmember Morgan made the motion to approve Abstract #005 of 2026 Accounts "A-DB" Voucher No. 000186 - 000229 totaling \$44,270.24. Councilmember Viafore seconded. Motion carried.

Executive Session: Pending Assessment Litigation

Councilmember Morgan made a motion enter into executive session to discuss pending assessment litigation at 8:09pm. Councilmember Purdy seconded the motion. Motion carried.

Councilmember Purdy made the motion to exit executive session at 8:35pm with Councilmember Gashler seconding. Motion carried.

Adjourn:

Councilmember Viafore made a motion to adjourn the meeting at 8:36pm, Councilmember Morgan seconded. Motion carried.

Respectfully submitted,

Elsa Schmitz

Elsa Schmitz, Town Clerk
Town of Delhi