TOWN OF DELHI
BOARD MEETING
September 14, 2026
6:00PM

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

Those present:
Councilmember's: Josh Morgan, Dan Gashler, Simon Purdy, Christina Viafore
Town Justice Mat Burkert
Absent: Highway Superintendent Daren Evans
Resident(s): Lauren Cohn, Jim Smart, Cindi Smart, Margaret Baldwin, Josephine Monaco

The Pledge of Allegiance was led by Supervisor Boukai.

Privilege of the Floor:

Marianne Greenfield, Town Historian spoke said she's ready to submit a letter of intent for the Patriot Barrier Marker for Joe Sheldon which is due September 21st. She is waiting for Woodland Cemetery to have their board meeting to let her know if it's okay that she does that and where to place it. Greenfield added she didn't know if it's in the cemetery or if it'll be on village property. She then said she wants to do something for the town because it seems like everything, she does is for the village, adding she is confused about where the town limits are. Councilmember Morgan will meet with her to show her on a map the lines for the town.

Greenfield then stated regarding the ancestry membership with the village, they got the family membership with five people on it, and she is one of the people, that's up and running, and she's doing all the research she can. She then stated she is interested in networking and getting in touch with other historians and other historical societies outside of Delaware County. She is working with the Schoharie County Historical Society, which is at the Old Stone Fort in Schoharie. They want her assistance in a couple of areas with cemeteries and gravestones. She is doing that as the Delhi historian; she thinks it's important to let people know we're here and for her to reach out for other people.

Lauren Cohn spoke, stating she lives in the town of Delhi. She spoke regarding swim instruction at the town pool. Cohn said the community has had a certified water safety instructor, Rebecca Mowers, who has worked for the town in the past as a water safety instructor. Cohn stated Mowers had taught her child and other children who cannot learn well in large group classes, including neurodivergent children and students with special needs. Adding Mowers has given those students one-on-one time at the town pool. The work has been beneficial, not disruptive. Many of the parents in this community, including her, consider water safety mandatory in a rural town with ponds and rivers. For some children and adults, one-on-one teaching is the only way they will learn to swim. Cohn then said the others with her tonight are caregivers of some of these children, and many of the parents who have utilized these one-on-one lessons are unable to be here tonight because this is bedtime for their families, as such she was speaking on their behalf. Cohn then stated at the July 13th meeting, the town said it wanted a recreation department, and that swim lessons would fit into that quote "holistic plan." Building a recreation department takes time. Planning other programs can wait. Children who cannot swim cannot wait. This is a life and death safety issue, and it should not be postponed until a new department is created. Cohn then said that same meeting left several questions with legal. It has now been nearly two months. Upon reexamination, the questions that legal posed at that meeting already seem to have answers, and they seem to be as follows: the first question that was posed was, "Is Rebecca a lifeguard and water safety instructor certified: yes, she is. Second, how many people are too many in the pool: the capacity given at that meeting was 75. Cohn then said capacity has to be monitored whether a private lesson is happening or not, if the pool is at capacity, the person in charge would notify Mowers and then she tells her student, that should be considered ordinary pool management. Third question was: would private lessons cannibalize the town's own lessons: no,

because this summer the town pool had not offered any other private lessons or competing lesson programs at the times in question, the final question was who would verify and maintain the arrangement for the town. Cohn then said Mowers would, adding Mowers could submit her certifications to the town each year. She would keep the paperwork, handle communication with families and pool staff, and keep her commercial liability insurance current with the town named as additional insured. Cohn then said the town's role is to approve permitted use of the space and receive the documents; they don't have to run her lessons. Again, stating Mowers already has her own liability insurance. She has already offered a written facility use agreement naming the town as additional insured. Follow pool rules. Teach only at approved times and put the arrangement in writing. If the town has no remaining liability once that is in place, there is no reason to keep blocking individual lessons. Cohn then said the town has already recognized that private and semi-private lessons belong at this pool. The town has offered them in past season and has hired other instructors to teach them, including Mowers. Cohn felt this doesn't need a new committee as it has not needed a committee in the past to succeed. It simply needs permitted use of the space. This is what she and other parents are asking for. Cohn then requested the town let them know when legal will respond, and please direct the town attorney to bring to the next meeting a written and independent instructor or facility use agreement that this certified water safety instructor can sign for the next pool season. If the board wants a fee, a schedule limit, or an insurance minimum, these terms can also be put into the draft so that families and the instructor can comply. Group lessons help many children, but they don't help all of them, especially children who need a one-on-one setting. And unfortunately, continuing to block the possibility of this instruction for summer 2027 leaves some kids without a safe way to learn.

Margaret Baldwin stated she wanted to share information regarding the new seal the Village of Delhi is looking into although it does not directly affect the town, but eventually, even if through shared services, the town may end up a part of all this. She wanted to share the discussion at the village board meeting, and all probably aware of the logo that Dave Cobell presented. She went on to state that she and Don Harris were the ones who worked on the Welcome to Delhi banner, and it does say, "Gem of the Catskills," and that took a long time. It seems like such a simple thing, but they had to do a little research about the gem, and they did at that time discuss the "garden spot," but they knew Delhi wasn't the garden spot anymore, that the village used to have a VIS, which is "Village Improvement Society," and they did have garden tours. Andes and Franklin are now well known for their progress.

Baldwin gave also gave a bit of history about how they ended up with the "Gem of the Catskills", as opposed to the "garden spot," when they were doing their work, adding even the date on the banner took months as they had to consult historians. Baldwin then said the bottom line is Delhi isn't in the Catskills; it is in the foothills of the Catskills. They had to make that wording adjustment, and their designer was Deb Fleming. Baldwin added she will be going to the village board meeting to discuss it with them also. Adding, she was not sure who's on the towns shared services committee this year, but as the town can see, it's going to affect the whole community. She is just hoping that there is some thought put into the process and how they're able to incorporate the foothills, and maybe they will meet lots of designers and creative people in the community. So maybe they wouldn't have to use a pop art. She is hoping everyone can participate in some sort of design that can fit the whole. She added everything we strive to do is not to separate, but to bring the town encompassing the village all together.

Boukai thanked Baldwin and then asked the Shared Services Committee members (Gashler and Purdy) if they were aware of this as she had only heard of it from reading the paper. She then noted there are four different designs, and Garden Spot of the Catskills is kind of the theme that they're pushing. But no one had approached her, and if they haven't approached Shared Services either, and kind of to Baldwin's point, she is in agreement that they are thinking of changing designs, logos, whatever, it should be brought forth to the entire community, and that way, feedback either through different designs or ideas can be shared. It shouldn't just be "here's a design, let's go with it."

Josephine Monaco just came here to observe, but she was at that meeting with Bladwin, and she couldn't agree with her more. This is something that doesn't happen in a couple of weeks, they have to be evaluated. She added they stick for a while, preliminary, not wanting to be really judgmental, but that would that. She

thinks we want something a little bit more than just a simplistic click art or whatever you call it. It should be something like Baldwin said that in years past a lot of joint conferences went into making something that's going to be representative of both the village and the town.

Approval of August 10, 2026 Town Council Meeting Minutes:

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

Old Business:

Boukai announced that our comprehensive plan is still moving forward. They have the next meeting on Wednesday, and she thinks this is something that could be discussed as part of that as well because it's branding, it's marketing, it's that kind of thing that is cohesive with the comprehensive plan. It's a public meeting in the sense that anyone can show up, but it's not necessarily geared towards the public. This is just the committee that's meeting on Wednesday, we've definitely had some lull in the engagement since our last public. Meeting that was in June, so hopefully with reality setting in and summer being over, we'll hit the ground running with continuing the plan. We're still on track to have the plan approved and completed by the end of April of next year.

Boukai then noted regarding grant updates, not much news at this point. The EPF grant she has submitted reimbursement for the fitness court. We had to do some backend things as they don't cut checks anymore. They do electronic transfer, and we had to get that set up. When that comes in, she'll let everyone know that we did get our 75% reimbursement, but it hasn't come yet, and all of the paperwork was completed within a week of the last meeting. We should be getting something soon. Regarding the SWIMS-it's interesting, two totally different state departments and two totally different approaches to grants. SWIMS wanted a budget, they wanted a lot before grant execution, they wanted bids, and she let them know we're doing the majority of our bidding through the EPF grant that has all these parameters. Sean Leddy was going to be here tonight, he's now off of the agenda, he'll be here next month. But those engineering plans have to be submitted to the state before the state will then approve everything, and then we can move forward by going out to bid. She has let SWIMS know that that's how we're approaching the SWIMS budgeting is we're not going to be able to even give them a budget with bids until we go out to bid and get all of those bids back. They were good about it. Boukai then said this might not even happen till April, and he said, "That's fine. Just keep me in the loop." Adding two totally different kind of approaches to grants. We're not going to lose anything, even though we don't have grant execution. They said they can take up to a year. They're fine with that. EPF, Sean is working on the plans. Next month, he should have components for us to be picking out things like benches, trash receptacles, umbrellas, all of that kind of things to make it a cohesive plan when it goes out to bid because we're going to have the contractor include all of that in his bid. We're hoping to have that ready for the October meeting. Worst case, it's at the November meeting, realistically, we're giving 60 days for the state to turn around the approval, and then we'd like to have our bid notification around the first of the year, assuming it takes six weeks, and then we can award the bid when the ground is not frozen and hit the ground running.

Boukai then stated regarding the joint facility update. There are some new opportunities that we will explore at the September 30th Joint Town and Village meeting that will be here at 6 p.m. She then requested a motion to advertise that joint meeting; Councilmember Morgan made the motion with Councilmember Viafore seconding. The clerk to advertise. Motion carried.

New Business:

Supervisor Boukai brought forth Resolution No. 0010 of 2026 Authorizing Application for Funds From the Justice Court Assistance Program (JCAP grant):

RESOLUTION No. 0010 OF 2026

September 14, 2026

RESOLUTION AUTHORIZING APPLICATION FOR FUNDS
FROM THE JUSTICE COURT ASSISTANCE PROGRAM

BE IT RESOLVED, The Board of the Town of Delhi authorizes the Town of Delhi Town Court to apply for a JCAP grant in the 2026-27 grant cycle up to $30,000.00. Town Justice Mathew Burkert to file an application for office equipment and courtroom enhancements from the New York State Office of Court Administration Justice Court Assistance Program.

Offered by: Councilmember Purdy
Second by: Councilmember Morgan

Roll Call:

	YEA	NAY	ABSENT
Supervisor Maya Boukai	X		
Councilmember Daniel Gashler	X		
Councilmember Simon Purdy	X		
Councilmember Josh Morgan	X		
Councilmember Christina Viafore	X		

Boukai then gave the floor to Amy Randall, of the town pool for her 2026 report. Randall stated it was a really terrific season at the pool. She was most happy with the fact that the town has three new lifeguards who are coming back next year. Victoria Verspoor was really in fantastic. She's also a WSI, Eric Blackman is now a WSI. Randall said including herself that's three WSIs that we have that can teach swimming lessons. And then our new guards, we actually don't need to hire. Randall stated the town doesn't have to put out the call for guards because everybody's coming back. Plus, all the guards except for the two new women, Addie Albright and Lily McGonigal, everyone will be 18, now we'll be okay with the state for having supervision with an 18-year-old. Randall said we might lose Rowan Walsh. They all got together at the end of the season and came up with a list of things that they would like in terms of rules for next year, so that they can have one place, one board, one metal board that has all of the rules. They all did research on these puddle jumpers that the little kids wear, and the research now says they're the worst swim assistant device ever created because it forces a child to go up and down when a child should be horizontal instead of vertical, and it doesn't allow the children to learn how to use their arms. She added that the second you take them off, they don't realize they have arms that they're capable of swimming with. Randall then said that now that the kiddie pool is operational, if a child doesn't know how to swim, they go to the kiddie pool. If they do know how to swim, they can go in the big pool. This also does something really subversive; this forces parents to engage with their children in the pool. When children have those puddle jumpers, it's a weird sense of independence, and they put it on their kid, and then the parent can go on the phone, and go to the bathroom, and all of a sudden, they've now hired the staff to babysit their child while they're in the pool, and that is not what the staffs job is to do. She would really like that to be a hard and fast rule next year. Randall added that Andes's doesn't allow them, and Rachel from Andes, who's a really good resource for us, said there are people who call around in the beginning of the season to find out what pools allow puddle jumpers, rather than teaching their children how to swim. If we can have a universal no puddle jumper in the county, that would be great. She doesn't know what Walton's doing yet, but she would really like that to be something we don't do next year. Adding the other thing that she would just want to bring up again, is we have an enormous number of people who are not Delhi residents who use the pool. We have a lot of people from Downsville, Bovina, Bloomville, and from Andes. Delhi is the only heated pool in the county, and she's assuming that's a big draw. But Randall believes is also a big draw is that people pick

their children up from daycare either at DC4 or Busy Bees and then make a bee line to the pool and stay for three hours at a clip, and do not pay taxes or there's no concession to boot. What she'd really like the council to do is put your brains together and try to figure out a way that we can get folks to contribute monetarily to the health and growth of the pool who are not Delhi residents, because it's a big part of who comes to the pool every year.

Randall then added that Georgia did some absolutely stunning photographs of underwater photography when she came to do the thing for the Chamber of Commerce, and Randall would like to think about a way that the town could display those really, really big on the fence, because that would just be magnificent. She thinks those are some things we should really try to save because those are beautiful images.

On average, there were 65 people a day. Most people stayed between three and four hours, water aerobics is a huge, really big success. We're calling it Aquafit now because it's not for old ladies, no more calling it water aerobics. And Morning Joe was wonderful, and he would like to do it again next year in the morning, which is great, and that satisfies a portion of our demographic that likes working on their balance issues and needs to do something but is not comfortable doing the aqua fit. Those two options for exercise are terrific, and Randall wished to give a shout out on the public record to the women of Aquafit who put the cover on every night because it's not easy, and they didn't just ditch and leave her. That was part of the workout to put the cover back on, which saved us an enormous amount of money, and chlorine, and a really great solid addition to the pool this year.

Boukai stated she is still doing the calculation because she has the dollars we spent, but she needs to see what the dollars per gallon too because it's really a gallon comparison versus a cost comparison and same with the chlorine. Boukai added on first glance. she thinks we've saved 30% because we had two full like fills this year, and last year we had three and a half.

Lauren Cohn interjected stating she had actually just spoken about the barring of the private lessons at the pool this summer, and how not all children, including her own, was able to learn solely from the group lessons. And she thinks it's great that Randall is here because maybe someone could speak to that and how that might still be an opportunity next year. Cohn said just to give an example, which she didn't give in speech, was her child. They have a pool that's very close to their home, and she started private lessons with her when she was six months old. And she has now graduated to being able to take group lessons, but she can float on her back now by herself, which she wouldn't have been able to do. Cohn just finds having had some caregivers with her because our meeting is too late for the parents to come. But it's not even about like a particular instructor at this point. It's about wanting to have that opportunity for the kids that need a private lesson during the summer.

Boukai then said she wished to hold things for one second because we are going to discuss some of this under Health, Youth, and Recreation when she does the pool summary. Adding, Amy does run the pool, we did do private lessons last year and she wants to make it very clear: we're not barring private lessons. We tried private lessons last year through the town, and we hired instructors. Amy was one of them. Rebecca was one of them. They were paid $20 a lesson, which was ended up being $40 every hour, and that's how we ran the private lessons last year. It was through the town to satisfy our insurance requirements, legal requirements. Boukai added she has reached out to our legal for guidance on this, and we had discussed this back and forth and we are not going to be the first town in New York State to allow private use of the pool for private lessons. She doesn't feel comfortable doing that personally, and there are no other pools that allow a private swim instructor to come and run their own private lessons at the pool. Everyone does it how we did it last year, which is through the town. You come, you sign up at the town, you say, "I want Rebecca, I want whoever", and then

we place you with that instructor. And there's a window of time during the day where we allow private lessons to occur. Last year, it was during what we called sensory swim, where basically it's there's no music playing. It's adults only, or neurodivergent children, or and people have to be with their parents. That was a two-hour block of time during the morning. It was usually during the morning where it gave the opportunity to have private swim lessons. She is open to doing that again. That same format, where we hire whoever the instructors are, we pay them an hourly rate, and they can then teach the lessons. But to have it be like as an independent contractor situation, there aren't any towns that our lawyer could find or she could find that are allowing that to be done in their municipally owned pool. Adding she thinks it's different at places like Catskill Rec Center, where that's a nonprofit. The town supports it, but they don't own the pool. They don't run the pool. It's a separate nonprofit, and they can run it kind of how they want. Because we're municipally owned, we can't be doing certain things, and our legal guidance has suggested that this would be one. Boukai then stated this is not something we're going to start being the first on. Cohn added she's not so bound to needing this independent contractor, she just cares about the opportunity. It's for the few children that do need that, or the parents that feel like their children need that, that there's an opportunity because before this past summer we could go to the college, but now because things have changed at the college, that's only an option for group classes, which they did take advantage of this summer. Cohn then added somehow, it doesn't matter how it happens, but in 2027, if we could somehow make that opportunity happen, if it's through the town pool the way it was last year, that would be amazing. Randall added she has absolutely no problem doing that as long as it all runs through the town, so that she is insured as a town employee. Councilmember Purdy he thinks just speaking as another parent in the area, it would be nice, and he thinks that there has been some discussion, not necessarily about just the private, but doing something a little bit more into the summer with the instructors because those are great. He added his children love them. Boukai responded that she thinks one of the things we try and do is so that we don't cannibalize the SUNYS lessons and they don't cannibalize ours, they're closed for the month of June. This year we did June group swim lessons, and then they picked up swim lessons in July and August, which we didn't. Again, we're a small pool. We don't want to take tons of time away from your average family, those that just want to come and hang out at the pool type thing. We do have now the time to be able to do it with the pool cover being in place, so she is definitely open to those ideas. It just has to be 1,000% all be run through the town. We can't have people coming and teaching swim lessons, and no one knows assuming that it is being run in conjunction with the town, and we can't just be doing this kind of under the table kind of thing That is the biggest concern that the town has. Randall added her biggest concern as the guard is that all she wants to know is that she has guards on duty on the deck when lessons are being given, whether that's group lessons or private lessons. She needs eyes on the people who are learning to swim more so than anything else. And if we talk about like a neurodivergent population like her son, we need to have intense and concentrated eyes on kids who could get in trouble faster than other kids, and that has to be coordinated really carefully. That the pool is quiet. That this is a time that's set aside for these kinds of things. That there's nothing else going on, and now as Boukai says, with the pool cover, our day gets extended. It can be a longer day because the pool is warmer, you're not forcing a child who doesn't like to get in the water to get in a freezing cold pool at 8o'clock in the morning. Their initial comfort with swimming, needs to be a good experience and if you can continue that by having it be calm and organized, and not while there's 15 other children screaming Marco Polo and music and all that other kind of stuff, then you're going to have a really good instruction experience. But it needs to be isolated to this is when we give lessons, and this is who gives lessons, and these are the employees of the town who do it. Purdy stated we can definitely make sure that's on our agenda for as we open up and plan for the

2027 season. Purdy then thanked Cohn for coming. The council thanked Randall for all her work at the pool for the 2026 successful season.

Boukai then introduced Resolution No. 0012 of 2026 Resolution Authorizing Intermunicipal Agreement in Tax Certiorari Proceeding – Burdkidz, LLC. Boukai stated we did this last year when Saputo and Burdkidz contested their assessment. Burdkidz withdrew their lawsuit because they realized they were a year early, they have resubmitted that lawsuit now. In order to "dot our eyes and cross our T's", we are redoing this intermunicipal agreement. This allows the county to help and the school to help pay for these legal fees. She requested a motion to move forward with Resolution 11 of 2026, Councilmember Morgan made the motion with Councilmember Viafore seconding, motion carried.

TOWN OF DELHI
RESOLUTION No. 0011 OF 2026
September 10, 2026

RESOLUTION AUTHORIZING INTERMUNICIPAL AGREEMENT IN TAX CERTIORARI PROCEEDING – BURDKIDZ, LLC

WHEREAS, a tax certiorari proceeding has been commenced against the Town of Delhi challenging a real property tax assessment; and

WHEREAS, any adjustment to the assessment may affect the governmental operations and tax rates of the County of Delaware, the Town of Delhi, and the Delaware Academy Central School District of Delhi; and

WHEREAS, the County of Delaware previously adopted Resolution No. 168, dated September 24, 2014, establishing standards and procedures by which it may elect to participate in litigation involving challenges to real property tax assessments within the County; and

WHEREAS, said standards and procedures have been met in this instance; and

WHEREAS, the Town of Delhi, the County of Delaware, and the Delaware Academy Central School District of Delhi intend to enter into an agreement providing for the fair and equitable allocation of costs and reimbursements incurred in connection with said proceeding;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Delhi is hereby authorized to enter into an Intermunicipal Agreement with the County of Delaware and the Delaware Academy Central School District of Delhi regarding participation in and the sharing of costs related to the aforementioned tax certiorari litigation.

Offered by: Councilmember Morgan
Second by: Councilmember Viafore

Roll Call:

	YEA	NAY	ABSENT
Supervisor Maya Boukai	X		
Councilmember Daniel Gashler	X		
Councilmember Simon Purdy	X		
Councilmember Josh Morgan	X		
Councilmember Christina Viafore	X		

Boukai then stated they would discuss the special use permits. She had sent it to Councilmember Purdy, Code Official Haverly, and Councilmember Morgan as Buildings Committee. We have a new application that includes email addresses and some things that will help facilitate the back end of the processes. We have some letter sample that have already ran through legal notifying people that they need to get a special use permit, notifying that if they have a special use permit, they're subject to a fire inspection. That fire inspection has to be done annually. In essence, that annual fire inspection is what quote unquote renews your special use permit every year. You don't get the fire inspection your special use permit is no longer valid. You need to then reapply. For special use permits she does want to educate the public because the philosophy kind of it is like ask for forgiveness, not permission. There are tons of events going on, they're drawing tons of people to the area, but there's been some pretty hairy fires, and that is one reason that we need to have the special use permits and to have the annual fire inspections. Educating people that if you are having the public on your property, just because you're not charging, doesn't necessarily mean you do not need a special use permit. If you are charging, you definitely need a special use permit. But it's basically a quick rule of thumb if the public's coming on your property, you likely need a special use permit. If you have questions, that's when you give Zach Haverly our Code Enforcement Official a call. She is trying to help streamline that process and educate people and with the fee schedule that we'll discuss later, she thinks we're looking at this as like a cohesive approach to special use permits. Everything that she sees in this section of zoning, she is fine with. She did have questions about why special use permits run with the land versus running with the owner, and she thinks she understands why it runs with the land because if you're someone that wants to go buy a wedding venue and as an example someone wanted to buy Maple Shade and now they have to go through a whole special use permit process again, and they might be denied if they're buying that property with the intent of running a wedding venue and now it can't be a wedding venue because the town has decided not to or whatever, then she understands why it's running with the land. The kind of way we're mitigating the town's risk on that is by requiring these fire inspections annually. Adding. if someone doesn't get their fire inspection, they have to come back to the town with a site plan and everything for their special use permit. She thinks the town decided on a 60 day kind of grace period for an annual fire inspection. But anything past that 60 days would necessitate a new special use permit. This covers what her concerns were regarding special use permits. She asked the council if they had concerns or comments, Councilmember Gashler asked about the fee schedule, Boukai stated we would vote on that during “buildings.”

Boukai than added now we'll be done with the 75 pages of the “Zoning Ordinance” updates. Kent Manuel of Delaware County Planning has given her guidance on what the kind of procedure is to go with through the county and submitting this to them. She will submit this to the comprehensive plan person, and then when he's done, to the town’s lawyer to make sure there's nothing that is glaring that we should be updating while we're updating all of this, cleaning up any language that might be obscure. The council discussed ordinances versus local law. Purdy asked if we had to pass “a rash” of local laws or is it kind of getting grandfathered in? Boukai answered the document itself is yes, that's why, if there's any other things that we want to be adding to this before we pass the local law on this, we should be adding it to this, so we're not passing a standalone local law that supersedes something that's in here. Purdy then stated after reviewing this, assuming the council ends up passing this and it goes through when everyone signs off and approves it, when that is approved, how are we going to we're going to set a schedule for like okay folks who have an existing special use permit within this first year you have to get your fire inspection. Boukai replied the Deputy Clerk Liz is already on it, we have a plan for that she is doing all the work getting ahead of the game. Boukai then added she will take the document and continue forward with the reviews from her above statement. Adding, the planning board and the zoning boards have all been notified that we're doing this. She hasn’t received any formal feedback from anyone. She has gone over this with Dave Wakin a little bit, but they're more than welcome to give input on this as well.

Boukai then announced a new appointment for the Planning Board, Dorothy Fabrizio as of this next meeting at the end of September on the. 28th, noting we actually have another a second vacancy that will be

coming up, and because she interviewed multiple people, she will announce the next replacement at the next meeting once that vacancy is announced at the planning board meeting at the end of this month.

Boukai then announced next is scheduling the public hearing for Local law for Tax Cap Override. That's the usual in case we need it. She requested a motion to advertise. Councilmember Morgan made the motion with Councilmember Viafore seconding, motion carried. The clerk to advertise public hearing for October 12th at 5:45pm.

Boukia then stated next up is local law for short-term transient rentals, this will be Resolution 0012 of 2026. And we need to schedule a public hearing for this local law as well, October 12, 5:50 p.m. This will be before just after the tax cap public hearing. Motioned by Councilmember Purdy seconded by Councilmember Viafore:

RESOLUTION NO. 0012 of 2026
TOWN OF DELHI
COUNTY OF DELAWARE

RESOLUTION INTRODUCING A PROPOSED LOCAL LAW FOR TRANSIENT RENTAL REGULATIONS AND SCHEDULING A PUBLIC HEARING

WHEREAS, a local law entitled "Transient Rental Regulations" was introduced at a meeting of the Town of Delhi Town Council on September 12, 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 October 12, 2026, at 5:50 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 14th day of September, 2026. Said resolution was adopted by the following roll call vote:

	AYE	NAY	ABSENT
Supervisor, Maya Boukai	X		
Council Member Daniel Gashler	X		
Council Member Simon Purdy	X		
Council Member Josh Morgan	X		
Council Member Christina Viafore	X		

Committee Reports:

Highway/Machinery: (Councilmember's Gashler & Morgan) Written report from Superintendent Evans provided to councilmembers. Supervisor Boukai stated Evans was unable to be at the meeting, the main thing he wanted to notify the council of was putting the vehicles on Auction, there is the 1990 single axle dump

truck, a compressor, air compressor, and stainless steel sander body. If he gets permission for this, then he will have it listed prior to our next meeting, and the auction will close by our next meeting, and then he'll be able to update us on prices and everything. She then requested a motion to allow Evans to auction the grader, the dump truck, the compressor, and the sander body. Councilmember Morgan made the motion with Councilmember Purdy seconding. Motion carried.

Councilmember Viafore stated she was not made aware of the road closure to Sherwoods Road therefore was unable to announce it via NIXLE. The clerk had shared it to Facebook and the towns website; the clerk will forward Viafore road closures so she can post to NIXLE in the future. Morgan stated signs were up prior to alert the public.

Personnel: (Councilmember's Viafore & Gashler): Councilmember Viafore stated everyone has all these trainings that they're supposed to do before the end of the year, how is everyone going with that? She can create a form for everyone to complete. The clerk stated that she has a folder that all certificates of those that have completed training have given her to date, the clerk's office, assessors and Town Supervisor have sent her certificates.

Viafore stated the new part time court clerk started. Justice Burkert added she's doing excellent. She's picking up things very quickly. We're very happy, and she seems happy, which is even more important. Supervisor Boukai asked when the Court Clerk's last day was, Burkert responded the 29th. Adding, they will have a little get together here for pizza. The council of course is invited. They have court in the morning after court they will have pizza.

Recreation/Health/Youth: (Councilmember's Viafore & Councilmember Purdy): Supervisor Boukai stated she kind of said what she wanted to say about the whole private lesson thing. Councilmember Purdy said the pool is closed down pretty much for the season, but we still have to get the closers to come in. Boukai added Shady needs to be scheduled and that's pretty much it. She did the bookkeepers reports and they are online, and just over $5,300 was earned this pool season, and by next meeting, Boukai should have some totals for gallons of propane and gallons of chlorine used versus the last two years. But it is noticeably lower, and electricity, she has done a spreadsheet.

They discussed the remainder of the chlorine and would be giving it the village as they allowed us to borrow from them. Purdy discussed winter and corrosives, he'd like Councilmember Morgan to walk through sometime this winter or in the spring, and just talk about a few things we could possibly do, put in some anode rods to help with some of that corrosion inside the systems, which are probably not there. But it'd be nice to kind of get his input on that formally. Boukai added the radio being in there that Amy used, it was all rusted, chlorine does crazy things. She reached out to the pool company that when the pool was being designed and it was like the grand plan, this was the company that designed the grand plan, and she'd reached out to them to see if they would design our chemical room. They told Boukai "you don't need a pool person to design a chemical room. You just need an architect." Boukai added she needed some leads on someone who would be willing to do that. This would be part of the SWIMS grant. This can be a micro kind of run with SWIMS because if we get a bid in, then we're not going to need to put it out to bid because the architect is not going to be more than she hopes $9,000. That's what has been budgeted for, and we need a designer for that chemical room. Someone that might have experience at least understanding how everything needs to work together. Councilmember Morgan knew of someone and will get Boukai their information.

Councilmember Viafore stated Delaware Opportunities is hosting a food distribution on the 25th. There is an online form where people have to register, it opens the 17th, and then it opens by phone on the 18th, and there is a Nixle alert scheduled.

Economic Development/Shared Services: (Councilmember Gashler & Councilmember Purdy): Councilmember Gashler stated they need to touch base with the village a little bit about the logo. Boukai said she believes Dave takes initiative with things; she doesn't think the intent is to exclude anyone that might have interest in participating. But she can see for path of least resistance, just kind of going with what ones presented with, rather than she means, it's a lift to be as inclusive as possible with things, and it takes effort. She has mentioned getting a new seal and kind of modernizing ours, like mixing old with new, so we can have new

letterhead. The county's done it with a couple of their departments. Walton's done it, we wouldn't be the first one doing this in the area, but looking at our comprehensive plan and some of the information that's coming through that to inform how the logo should look and how designs should look, when we're putting the stuff in at the pool, it would be nice to have it be as a cohesive kind of park theme for all of Delhi, whatever the colors end up being. We're going to go with colors that reflect the playground because that's already kind of there, but again, that's something that we can work with the village on.

Purdy added he had an idea this past month, given all of the things that's going on nationally and things surrounding elections, he thinks it'd be a good idea, given that we have a really awesome group of folks that run our local elections every year to put together a proclamation to say we appreciate them in coordination with Election Hero Day coming up on October 20th or somewhere in that range. His goal is to make this a proclamation. He will have to get 50 signatures from the community from registered voters. He is going to work on that. If anyone else wants to help with that over the next month here, then we can have a proclamation that we bring to the town to do that for next meeting. But to kind of appreciate and celebrate our folks who run elections in our town. He will go ahead and start collecting signatures. Trying to keep it as nonpartisan.

Buildings/Codes: (Councilmember Morgan & Purdy): Boukai said this is where she wants to discuss the fee and permit schedule. To make it easier she highlighted the things she wanted to talk about and put the new proposed fees next to the existing ones. She questioned we do not have a single wide on foundation fee. Morgan said it's going to be on a slab. Boukai said then we have just for her clarity, accessory structures. if someone has a 200 square foot shed, it's $50. If they have a 400 square foot shed, they're paying $10 for every additional 100 square feet. Morgan said yes. in an effort to keep things consistent, and just thinking of people's time, she is proposing that our baseline fee is $50. Permit renewal fee instead of $40, it would just be $50. Sign everything's at minimum $50. The council went through all fees along with the commercial ones making updates to the fees. Per discussion the only fees that cannot be adjusted were the "Local Law No. 001 of 2019 Road Preservation…" as a new law would have to be done. Then, based on Local Law 001 of 2007, Boukai requested a motion to update our town of Delhi permit fee schedule as discussed; Councilmember Morgan made the motion to update the building permit fee schedule. Councilmember Purdy seconded the motion. Motion carried.

IT: (Councilmember Viafore & Morgan): Supervisor Boukai stated she was still waiting to hear back if we were required to have a ".gov" email for all town emails. We already changed the website, but she is noticing that the county all has .gov emails, and the village now all has .gov emails. She is assuming we need to change our emails as well, but we'll get 100% confirmation on that.

Codes Report:

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

Justice Court Report:

A motion was made by Councilmember Morgan to accept the August 2026 court report with Councilmember Viafore seconding. Motion carried. Town Justice Burkert stated we have Miss Gonzales; she came on board. Kathleen is retiring, he's happy for her. Fortunate loss for the court, but life moves on for everybody. Burkert stated everything else seems to be going good. The transition seems to be going well. They haven't had any errors in our court report in our system. We are transitioning, Miss Dolph does things differently than Miss Tofts, of course, but we're learning, and each one has their own style. But he thinks we're covering our tasks and accountability and responsibility to the community, and it will be growing as we go. But he is confident they'll be fine. If there are any issues and the council becomes aware of any issues, Burkert stated please don't hesitate to let him know, and we will address them. He added it is going to be a learning period because Kathleen is excellent and Brittany is excellent too, but the transition seems to be going well. Just want to thank the board for letting him get Miss Gonzalez in here. She's been here and she is learning as quick as she can. He thanked the council.

Clerk's Monthly Report:

A motion was made by Councilmember Morgan to accept the August 2026 Clerk report, seconded by Councilmember Viafore. Motion carried.

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

Supervisor Boukai stated all her reports are available.

Boukai then stated regarding the county report. They're still at one meeting a month. This will be the last month of that. She stated she didn't have much to report. They're going into budget season.

Abstracts:

Councilmember Morgan made the motion to approve Abstract #009 of 2026 Accounts "A-DB" Voucher No. 000399- 000434 totaling $62,551.16. Councilmember Purdy seconded. Motion carried.

Executive Session: Potential Litigation

Councilmember Morgan made a motion to enter into executive session at 7:07pm to discuss potential litigation matters. Councilmember Purdy seconded the motion. Motion carried. A motion was made by Councilmember Morgan to exit executive session at 7:28pm, Councilmember Purdy seconded. Motion carried.

Adjourn:

Councilmember Gashler made a motion to adjourn the meeting at 7:29pm, Councilmember Viafore seconded. Motion carried.

Respectfully submitted,

Elsa Schmitz

Elsa Schmitz, Town Clerk
Town of Delhi