

**MINUTES OF THE MEETING OF THE TOWN BOARD**  
**TOWN OF RICHLAND**  
**1 BRIDGE STREET, PULASKI, NY**

**DATE:** August 9, 2022

**KIND OF MEETING:** Regular Town Board Meeting

**PLACE:** Grand Jury Room, H. Douglas Barclay Courthouse Pulaski, NY

**BOARD MEMBERS PRESENT:** Supervisor Kern Yerdon  
Councilwoman Donna Gilson  
Councilman Allen Goodsell  
Councilwoman Sue Haynes  
Councilman Robert North

**OTHERS IN ATTENDANCE:** County Legislators, Herb Yerdon and Ed Gilson, CEO/ZEO, John Howland, Highway Superintendent, John Fox, Water Supervisor Ron Novak, Buildings & Grounds Supervisor, Kevin Balcom, Town Attorney Graham Seiter, Town Resident Robert Jeffery and Town Clerk, Millie Newcomb

**CALL TO ORDER:** The meeting was called to order at 6:00 p.m. with Supervisor Yerdon leading in the Pledge of Allegiance.

**PUBLIC COMMENT:** No Public Comments at this time.

**LEGISLATIVE REPORT:** Legislator Yerdon is up to give his report. Mr. Yerdon gave the Town Clerk a pamphlet to mail to the Richland and Ringgold Fire Departments for funding opportunities. The EEE virus was found in the Town of Palermo. There were 2 different cases. The Oswego County Clerk, Terry Wilber has been selected to run a national committee on Agriculture and Rural Affairs. The National Association of Counties appointed the Oswego County Clerk as Chair. This is a great honor for Mr. Wilber. COVID 19 is still with us. Between July 25-July 31st there were 1459 tests conducted, 288 residents tested positive. The main message is to stay home if you're not feeling well. Oswego County launches the Farmers Market transportation routes. The OCO is providing residents transportation to the Farmers Markets in Oswego, Fulton and Pulaski. Up next is Ed Gilson to give his report. The Legislator Meeting will be held here at the

H. Douglas Barclay Courthouse on Thursday August 11th at 2:00 pm. CNS Engineering has concluded their analysis of some of the repairs that need to be made to this Courthouse. Work on the columns, roof and windows. This will be hopefully passed by resolution on Thursday, so the county can solicit bids for the work. The handout shows that it's back to pre Covid levels. Councilwoman Gilson asked the Legislator if the work to be done is for the outside only. Work on the interior needs some upgrades. Mr. Gilson told the audience that the main repairs need to be done on the columns on the front of the building.

**ZONING AND CODE REPORTS:** The Board was handed the report on Building and Zoning permits for the month of July. The junk letters were mailed out again and given until August 25th to have the properties cleaned up or face an Administrative Hearing. The properties are Elana Sabastanelli on St Rt 3, Anthony Delaroose on Co Rt 48 and Ella Gibbs property on Beulah Drive in Richland. The Morris property on Co Rt 2 is getting messy again. Councilwoman Haynes asked about the Shed/house on Co rt 2. CEO/ZEO Howland advised that Mr. LaSalle was supposed to get the parcel split and apply for a building permit. It's unsure if he has the required permits for septic. Attorney Seiter explained to the board that the next step is the State Supreme Court to get a court order to have the shed removed. That is the next step, he doesn't think it will do any good to bring it to the Board for an Administrative Hearing. Attorney Seiter's biggest concern is someone is going to die in a fire or something, we were on notice, and what did we do about it. The shed is not up to code by any standard. The consensus to the Board is they would like Mr. Howland to proceed with the clean up. The Board will talk about this again at the August 17th meeting and see if there is money in the budget for the clean up of properties. ***A motion to table this discussion until the August 17th meeting was made by Councilman Goodsell and seconded by Councilwoman Haynes. In a roll call vote, all were in favor with a vote of "AYE".*** They are hoping that once people see that the Town is going to take action, more people will be apt to take care of their property. Attorney Seiter says that the Town is making threats by sending letters and not following through. This is a hazard and someone is going to get hurt. Mr Seiter says he may be able to get an order from a Supreme Court Judge and have it removed, but there is going to be a cost to the town. They may be able to recoup some of the money by placing the clean up on the taxes. Fish Cleaning inspections and junkyards inspections that are going on now. The Planning Board will meet and discuss on Rt 13 where the storage buildings are, the owners are planning to put in another storage unit. The old Maple Manor Adult Home, the new owner makes dog and cat treats from the skin of the fish. She has another place in Philadelphia also. She uses part of the building for this business and her rooms are set up to rent to fishermen or snowmobilers. This is all set up because the former Adult home had all of the alarm systems, safety doors and windows. Property on State Route 3 near Kelly Drive is applying for an 8 unit campground. Water Supervisor Ron Novak asked if the project on Route 11, The old Trust Nursery property has been approved for 20 cabins but is now only building 5? He said that he received a letter from Mike Lasall about the water line going in there, for the backflow preventer, which he has to approve for the county and he is only putting in a 1" backflow preventer. Mr Howland said he doesn't care who puts it

in. They need to have that in, have to have a fire flow test done and sprinkler system tested before he issues a certificate of occupancy. The original plan was to build 20? It went from 20 to 5 to 10 They got approved for 20 but that will be years down the road. They will only get 5 done for this year. All zoning laws will be followed and inspections will be taken care of. Councilwoman Haynes asked about the property on the corner of Lehigh Road and St Rt 13. Mr Howland advised that no one had been there. The property owner was supposed to be here over the 4th of July but had Covid and was in the hospital. When he is feeling better he will be up and contact Mr. Howland.

**COMPREHENSIVE PLANNING BOARD MINUTES/UPDATES:** The Board met on Thursday August 4th and had a representative from the DEC and Regional Planning. They will come back and go over from now to 2050 to speak about what the Town and Village can do to help with the emissions. Councilwoman has some information for Deputy Clerk Julie Peterson about putting in Charging stations. This will be part of the action plan going forward. This is in its beginning stages at the moment and Mrs Gilson will have some handouts on how to eliminate some gas emissions. How do you get people to change their habits in using green energy?

**HIGHWAY REPORT:** Busy mowing, ditching, fixing signs. Inspections on all the big trucks are done. The roadside mower is fixed. The County salt price is \$42.57 per ton. It's going up to \$54.49 on September 1st. Mr Fox ordered 500 ton still at the \$42.57 per ton price. On August 23rd there will be a meeting with the county and Town Highway Superintendents. As soon as he finds out a time, Mr. Fox will contact Supervisor Yerdon so he may attend. All the sand is screened already so Superintendent Fox has been mixing the salt and sand together. It's going to cost the town about \$15,000 more for salt this upcoming year, so it's good that we are purchasing it now and he has money in his budget. Supervisor Yerdon wants to get with Mr Fox over the sand contract with the Polic's. The survey is done and Mr. Yerdon would like to know if there is any core test? Nothing has been done as of yet per Mr Fox. The Towns plan is still to get a contract with the Polic's. ***A motion to approve the new Mack plow Truck that has already been received at the highway garage. This truck was approved by the Board last year for the price of \$235,074.61. The motion to approve the purchase price was made by Councilman Goodsell and seconded by Councilwoman Haynes. In a roll call vote, all were in favor with a voter of "AYE".***

**BUILDINGS AND GROUNDS & RICHLAND PARKS:** The shed roof at the Water Building is done. It wasn't as bad as I thought. They removed all the shingles and nailed down the plywood snow and ice and new shingles. It turned out good. Repaired a picnic table down at the Haldane. Dug a hole for a new memorial tree at Haldane. Put 2 new sweeps on the doors on the bathrooms. Built shelves for the cameras. Repaired bleachers. New Bleachers can be ordered and hopefully get them before Football season starts. A tree was down behind the Football field. Took care of that with the Excavator. Insulated between the 2 roofs at the Highway Garage. Facia was missing on the front side of the Haldane, replacing that. Had a good meeting at the pond in

Richland. Still have to take a few measurements for placement of things. Mr Balcom doesn't see it getting started this year by the time it gets done and bids out . There is a lot of tree work and ground work that needs to get done. Alicia Smith's husband Josh is a good concrete guy who will help out with the concrete if the Town will purchase the concrete and forms that are needed. At the **Haldane Center**: They did have a meeting and not much happened. The Tower, a few parents will fix the doors on the Tower. The goal posts will be painted and sand blasted by former employee Kory Pearson. Discussion over a freezer that is at the Building. This will be discussed at the next meeting which will be held on August 30th. Mr Balcom told the Board that the committee would like to get rid of the 2 Blue Buildings at the haldane. They are in rough shape and beyond repair. The Sandy Creek storage buildings were going to donate a storage building but the committee did not want to get another building. Maybe, Mr Balcom can go and approach them again to see if the committee would offer to advertise for them, if they would reconsider the donation. Supervisor Yerdon thanked Mr Balcoms efforts and Mr. Balcom told the Board that Charlie does a lot behind the scenes that no one sees.

**WATER REPORT:** First item that needs to be addressed is an approval of \$5000 for flags for the hydrants that is to come out of the ARPA funds that wasn't properly approved in the meeting that was held a few months back. ***A motion to approve the purchase of flags for the hydrants in the amount of \$5000 and that the money to pay for the flags comes from the ARPA funds was made by Councilwoman Haynes and seconded by Councilwoman Gilson. In a roll call vote, all were in favor with a vote of "AYE".*** Second item is the minutes from the Water Board meeting . Mr Novak told the Board that they should have received them via email. In July 2021 the Town pumped 11,003,400 gallons of water In July of 2022 the town pumped 18,095,200 gallons. That is an increase of 7,064,800 gallons. The point is that year over year we are increasing 164% increase flow and operation of the water system. With the Water District coming on and all the additional water users and everyone else adding on we are pumping a lot more water. In the meeting minutes there was discussion about the numerous call outs almost always in the middle of the night. We spend between \$1500-\$2000 in call outs to close valves because they won't automatically close. The issue is the differential pressure across the interface of the valve. Mr Novak has had this discussion with B&L and he has B&L agreeing that the cost of having those valves re-tuned would be covered by the district 5 build out. Ross Valve from Troy, NY they get about \$163 per hour from the time they leave plus mileage. So that would be about \$2500. They were here yesterday to look at the valves. The valves do have to be returned because the pressures have changed a bit because they did a lot of build out on the Sandy Creek side. Both of those valves need to be rebuilt because of the damage caused by the drilling for tsb's . A TSB is where you tap a live main to install a new one and attach a new main to it. The cost of having the valves rebuilt will be covered by WD #5 project and not the Town of Richland. While the contractor was here, Mr. Novak had the vendor check the other valves and he repaired them and those will be covered by WD #5 also. There was a meeting this morning for District 5. We were informed that District #5 will come in under budget by \$200,000 and Sandy Creek and Pulaski should prepare wish lists for what items they would like included.

Richland should have about \$60,000 to work with since we have about 30% of the project. Sturtz Valves previously the Board authorized the purchase of 82 valves at the cost of \$148 a piece. Mr Novak worked with Mike Monnat of the Oswego County Emergency Management and came up with a plan of where those 82 valves should be installed. Those valves are installed at locations of commercial business and high density areas. The current price for those valves from Blair are \$285 each. Core Main will sell them to the Town for 100 plus , \$155 for 200 plus, \$152. These valves according to the Fire Department Representatives were not standard years ago when the Town started building Water Districts. They are now standard everywhere. These valves save on average 2-4 minutes of hook up at the hydrant and they also said, on the average older home , you have 6-8 minutes to get out of a house when it's on fire. The time is shorter in a new home because of the engineered floor joists that are glued together , you have 2-3 minutes to get out. Fire Departments are not going into the house, they are staying outside and fighting the fire because the floors collapse . If you don't have water or support to get into a house fast enough, they are not going in. A question to the board is that Mr. Novak has an opportunity to buy more Sturtz Valves, significantly less than he can get them anywhere else. Do you want to use ARPA money to get them? Because the Water Department does not have the money to get them. Councilwoman Gilson asked if they have to be on every hydrant or can they be installed on every three or four? Water District 5 is the only district in the Town Of Richland that the water department mandated Sturtz Valves on every hydrant. This opportunity is only because Core-Main bought a large supply of them and while they have them, this is the price, when they are gone they are gone. Mr Novak is not sure how many they have. The Water Board made a recommendation and a motion for the Town Board to purchase 100 more Sturtz Valves at the cost of \$155 each from Core-Main. This \$155 is the cheapest that Mr. Novak has seen. Core-Main usually only distributes to contractors like Malone. Councilwoman Gilson asked how the Water Department determines where the next 100 valves go. Supervisor Novak explained it will be the same methodology they have been using, commercial and highly populated areas and working with Mike Monnat. The cost is roughly \$15,500. It was thought that there was roughly \$65,000 left in ARPA, but Councilwoman Gilson advised that the number was incorrect. After speaking to Legislator Gilson, %10 of the money received from the State by the Town has to be put aside for the Broadband project. The Board will have to research this but Councilwoman Gilson thinks the figure is closer to \$28,000 left. Obviously this is disappointing. Supervisor Yerdon asked if this decision could wait until August 17th when the Board will meet again with Advisor Laird Petrie to discuss. This issue will be tabled until that meeting. The last 2 items, a National Grid bill was just received for the Fernwood well site in the amount of \$4284.24. This bill has been about \$750-\$950 per month. Supervisor Novak placed all 7 wells in hand which means, manual operation, he maxed out what those wells would do, at 80% power drives on all the wells. Well #1 in Fernwood currently running at 134.4 gal per minute, with .8 power factor in power drive, it is rated at 245 gals. This means that this pump is running at 68.3% of its capacity. In doing the same thing, well #27 up in Richland is running at 196 gals per minute. It was tested when it was installed in 2010 at 375 gallons per minute, now running at 65.3 % of capacity. Mr Novak has been working with the engineers at

B&L. The bottom line is that both of these pumps are in the process of failing. Both of these pumps need to be rehabbed, and these pumps need to be replaced this year. Both pumps run about \$15,000-\$25,000 per well. Well 27 they have 1 generator hooked to 2 wells and well 27 is one of the wells with a bad pump. This is what happens when the system is aging and things are going bad. These are major capital project infrastructure things to do. One well is Water District 1 and the other is Water District 2. Wells 13 and 27 have been the workhorse for the Town for a long time and well 13, that pump was replaced along with the check valve and the screen was cleaned 4 years ago. Well 27 has never been done. Supervisor Yerdon says that when the Town decided to take water to other Towns like Sandy Creek and Ellisburg, Orwell. That means our equipment will be used more constantly. We want to help these towns out but all of our equipment works. We have to start really studying what's going on to figure out what we have to do to keep all this water going to other Towns and to the Town of Richland. Water District 1 is going on 20 years old Water 2 is next. All those things have a life span on those pumps and everything that goes along with it. We are getting to that point. Thank goodness the Town has the ARPA money to fall back on or we would be hurting. The Board has to figure out what kind of income the Town has to have to keep this system working properly. Supervisor Yerdon would like to bring up, he knows that the Board has discussed it briefly, about selling water to Ellisburg. I would also get permission from the Board to have Councilman Goodsell Water Supervisor Novak and Mr. Yerdon will go and meet with Albion about Town Line Road. Richland has a water line that goes down Town Line Road now and there are 10-12 people on this road that don't have good water according to Bill Heavner and Mr Yerdon thinks that they would be interested in getting water from Richland. It would be the same agreement like the Town has with Mexico only Richland would be "Mexico". Mr Yerdon did call the Town of Albion and they were receptive to that idea. The consensus among the Board Members is that they think this is a good idea. The problem might be the cost. Ballpark figures may run about \$7,000-\$10,000 per person. **A motion to have a committee made up of Councilman Goodsell , Water Supervisor Novak and Supervisor Yerdon to talk to the Town of Albion about the possibility of putting water on Town Line Road was made by Councilwoman Haynes and seconded by Councilwoman Gilson. In a roll call vote, all were in favor with a vote of "AYE".** Lastly, the WellHead Protection Plan needs to be updated. The last update was in 2010 and didn't included wells # 7 23 21. Mr Novak will contact Rural Water to see if they still do them for free or if there is a fee.

**DOG REPORT:** The Dog Control Report is next. With no discussion, **a motion to accept the Dog Report as presented was made by Councilwoman Haynes and seconded by Councilwoman Gilson. In a roll call vote, all were in favor with a vote of "AYE".**

**SUPERVISOR REPORT:** The Town Supervisors Report is presented to the Board. With no discussion *a motion to accept the report was made by Councilwoman Gilson and seconded by Councilman North. In a roll call vote, all were in favor with a vote of "AYE".*

**JUSTICE REPORTS:** Justice Reports for Judges Conger and Ridgeway is next. With nothing more to add and no discussion, *a motion to accept the reports as presented was made by Councilwoman Haynes and seconded by Councilman North. In a roll call vote, all were in favor with a vote of "AYE".*

**WARRANT OF BILLS:** Abstract #8 is next. Board members looked over the Bills of the abstract and with no comments, *a motion was made by Councilwoman Haynes and seconded by Councilman Goodsell. In a roll call vote, all were in favor with a vote of "AYE".*

**TOWN BOARD MINUTES:** Town Board Minutes for July 12, 2022. With no discussion, *a motion to accept the minutes as presented was made by Councilwoman Haynes and seconded by Councilman North. In a roll call vote, all were in favor with a vote of "AYE".*

**TOWN CLERKS REPORT:** Town Clerks report for July 2022. *A motion to accept the Town Clerks Report for the month of July was made by Councilwoman Gilson and seconded by Councilman Goodsell. In a roll call vote, all were in favor with a vote of "AYE".*

**CEMETERY UPDATES:** No updates Fence damage at Riverside Cemetery. Superintendent Fox will contact the NYMIR insurance with the 2 Bids that have been received to date.

**TOWN HISTORIAN REPORT:** No report.

**MISCELLANEOUS BUSINESS:** Literacy Coalition from Mary Curcio. The Board feels that since the Town already gives money for Summer Recreation, the reading program at school and various programs, the Board will pass on participating in this program at this time. Deputy Clerk Julie Peterson is currently looking for property to place the Charging Station in. This program says that it has to be Town Owned property. Conversation about an area at the Riverside Cemetery. Supervisor Novak feels that is not a good idea to have it near the Water Vault especially near the water main. More discussion to come on this subject. Supervisor Yerdon told the Board that he had received an email from Gary Knapp who is the managing director for Physical Development LLC. A reminder to the Board, he is the gentleman that gave a presentation to the Board about developing the area off of Route 81 and exit 35. He said that the Senate has passed the \$730 billion Inflation Reduction Act of 2022. It provides Climate Action Plan, Green Energy, net zero capture that would go into their 200 acres Richland Federal Opportunity Zone. He would like to come back and speak to the Board again. The Board would

like to listen to him again since the Government has passed this bill. There is new money out there since they passed this bill. Supervisor Yerdon advised the Board that a company had stopped into the office about putting in a 100 megawatt solar system but haven't heard back from him since. Mr Novak advised that there is \$370 billion dollars in the Inflation Reduction Act that is strictly for Climate which is primarily driven for Solar and Wind projects. Mr Yerdon advised that the project that Mr Knapp showed the Town wasn't solar or a wind project. It had to do with a huge building project tied into the Railroad. The Board would like to have another meeting with Mr. Knapp to get more information. The Board feels it doesn't hurt to listen. Supervisor Yerdon will get in contact with Mr Knapp to get another meeting scheduled. Town Resident Robert Jeffery advised the Board that recently the project between CSX Railroad and the Canadian Railroad fell through. His concern is taking all this land for this kind of project usually takes the property off the tax rolls for several years. The Board thanked Mr. Jeffery for the information and will look into it. The Water Supervisor asked the Board if they have looked into putting the Windmill up for sale on Auctions International. Mr Novak will look into what the Town needs to do to list the windmill.

**EXECUTIVE SESSION:** With no other business to bring before the Board, a motion to enter into Executive Session to discuss an Employee matter. ***This motion was made by Councilwoman Haynes and seconded by Councilman Goodsell. In a roll call vote, all members were in agreement with a vote of "AYE". 7:45pm. At 8:45 a motion to exit Executive Session was made by Councilwoman Haynes and seconded by Councilman Goodsell. In a roll call vote, all were in favor with a vote of "AYE". Back to the regular session at 8:45. A motion made by Councilman Goodsell and seconded by Councilwoman Haynes to make it known on the Town Website the Audit, minutes and letter concerning John Fox. In a roll call vote, all members were in favor with a vote of "AYE". The Town Clerk advised the Board that the information they asked to be part of these minutes has already been part of the Town Board Minutes of March 8, 2022, the verbal report from Laird Petrie and the Letter from the Board and Attorney Seiter is part of the April 12, 2022 Town Board Minutes.***

**NEXT TOWN BOARD MEETING:** September 13,2022 at 5:00pm

**MEETING ADJOURNED: 8:45pm**

Respectfully submitted by

Millie Newcomb  
Town Clerk