

**Village of Afton
Board of Trustees Meeting
Jack D. Bolster Community Center, Afton, NY
October 14, 2024**

Minutes of the meeting of the Board of Trustees held October 14, 2024, in the Susquehanna Room, 105 Main Street, Afton, NY.

Meeting called to order at 7:00 pm, by Mayor Dedman.

Present: Mayor Dedman, Trustee D. Lawrence, Trustee Humphrey, Trustee T. Lawrence, Trustee L. Matthews, Clerk/Treasurer Palmatier, DPW Supervisor DeBetta and Officer in Charge Frank Ventura.

Absent: Code Enforcement Officer Butler.

Visitors: Dale Dewey, Maryann Palmetier, Patricia Wenner, Donald Ouimet, April Leggett, Ben Watson and Darren Schultes.

- A motion made by Trustee Humphrey authorizing Clerk/Treasurer to pay the following audited vouchers. Seconded by Trustee L. Matthews. All in favor motion passed.

General Fund Voucher's # 100 - 122, totaling \$9,917.16.

Water Fund Voucher's # 37 – 52, totaling \$6,433.73.

- Motion to accept previous minutes with no additions or correction made by Trustee L. Matthews. Seconded by Trustee Humphrey. All in favor, motion passed.

Monthly Report:

- DPW/ Water: Verbal report given by DPW Supervisor DeBetta.
- Police Department. Report distributed, read aloud by Officer in Charge Ventura.
- Code Enforcement: Report distributed.
- Planning Board: Planning Board Chair, April Leggett informed the Village Board of Trustees that the Planning Board is continually reviewing the Strategic and Waterfront Revitalization Plans.
- Finance/Insurance: The Clerk/ Treasurer informed the Village Board of Trustees that we just received the yearly insurance policy for the well house.
- Christmas Parade Committee: Darren Schultes informed the Village Board of Trustees that there will be a meeting on Wednesday, October 16, 2024 at 6: 00 pm, in the Susquehanna Room. Things are coming together and moving forward. They have come up with a list of events that will take place throughout the day of the parade, within the village. This information will be sent out on the postcards to inform the public of the events scheduled. They have spoken with the FFA (Future Farmers of America) schoolteacher, her class will be creating a float. The Links Committee will be performing. The floats will

be placing in the beginning of the parade, in trying to keep those participating warm and able to view the parade. We are working on getting a D.J. / Announcer, as we had one lined up, unfortunately he has had a family emergency will be unable to help. We will be helping Sertoma place the candle sticks and cord drops, we are hopeful to have them up 2 weeks before the parade. We have signup sheets available for donations, sponsorship & support, parade entry forms. These forms will be available at the village office. We are also doing a, "Lets' light up the Village of Afton", where one can sponsor a Christmas tree along Main Street. We have 25 trees available that either local store owners or families in the community can sponsor. We also have 12- inch artificial decorated wreaths avail for store owners only for sponsorship. These forms are available at the village office.

- 4 Towns Forward: Trustee L. Matthews attended that last meeting where there were more discussions on how to continue to handle the ongoing homelessness.
- Historian Report: Reports for August and September 2024 were distributed.
- Dog Control Officer: - No report.
- Afton Central School – No representative.

Old Business:

- Progress on the 2 Yellow Houses. – Mayor Dedman stated that he has spoken with the proposed purchasers of these two properties. They are interested in moving forward. The Village Board will need to decide what the expectations will be before moving forward with the village attorney.
- Water Meter Project Progress. – Remain the same, no update.
- Proposed boat ramp discussion. – Remains the same. The village board has decided that costs to do a mussel survey along with rehomeing of any mussels that may be found is too costly for the village to take on without assistants. Grant funds need to be found for this proposal to move forward. This discussion will continue once funding becomes available.
- Discussion on ATV and UTV and Golf Carts. – Mayor Dedman stated that Office in Charge Frank Ventura has been addressing these concerns.
- Discussion on Public Electric Car Charging Stations. - Visitor Benjamin Watson from The New York Power Authority informed the Village Board of Trustees that after speaking with his supervisor they are willing to offer the village \$11,000.00 annual along with a 3% in escalating per year.
- Motion made by Trustee D. Lawrence to allow for Mayor Dedman to sign a contract to enter into agreement with The New York Power Authority for placement of 4 public electric car charging stations on village owned property located at 174 Main Street. The village will receive an annual site host compensation of \$1,100.00 along with a 3% in escalating per year over the next 10 years. Along with the option to extend the contracted agreement for 2 – 5 years. Seconded by Trustee L. Matthews. All in favor, motion passed.
- Discussion on Grover Contract.
- A motion made by Trustee D. Lawrence to for SEQRA Resolution for the purpose of crop cultivation in a manner consistent of open space floodplain management. Seconded by Trustee L. Matthews.

VILLAGE OF AFTON
RESOLUTION DECLARING SURPLUS PROPERTY AND
AUTHORIZING MAYOR TO LEASE SURPLUS PROPERTY

At a regular meeting of the Village Board of Trustees of the Village of Afton held at the Jack D. Bolster Community Center, 105 Main Street in said Village on the 14th day of October 2024, the following resolution was offered and seconded:

WHEREAS, the Village of Afton acquired the property located at 5 E. Main St., Afton, NY 13730, Tax Map No. 289.15-1-26, through the FEMA Flood buyout program, NYSDHSES/FEMA #DR-4031-0003; and

WHEREAS, the Village of Afton desires to lease the aforementioned property to Lori-Gro Holdings, LLC for the purpose of crop cultivation in a manner consistent with open space floodplain management pursuant to 44 CFR §§ 80.19 & 206.434; and

WHEREAS, the Village Board prepared and reviewed an Environmental Assessment Short Form; and

WHEREAS, pursuant to Part 617 of the implementing regulations of the State Environmental Quality Review Act, it is determined by the Village Board of the Village of Afton that authorization and approval of the proposed lease agreement constitutes a Type I Action, as defined under such regulations. The Village Board has considered the possible environmental impacts of the lease agreement and hereby declares the same will not have a significant adverse impact on the environment and hereby adopts a negative declaration with respect to the proposed lease agreement; and

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Afton hereby adopts a negative declaration with respect to leasing to Lori-Gro Holdings, LLC property located at 5 E. Main St., Village of Afton, County of Chenango, New York State, Tax Map No. 289.15-1-26 for the purpose of crop cultivation in a manner consistent with open space floodplain management, subject to FEMA approval; and it is further

RESOLVED that this resolution will take effect immediately upon approval.

CERTIFICATION

I, Ann Palmatier, do hereby certify that I am the Village Clerk of the Village of Afton and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Village Board of the Village of Afton at a meeting thereof held at the Jack D. Bolster Community Center, 105 Main Street, Afton, New York on the 14th day of October, 2024. Said resolution was adopted by the following roll call vote:

Mayor: Patrick Dedman	<u> Aye </u>
Trustee Robert Humphrey, Jr.	<u> Aye </u>
Trustee Deanna Lawrence	<u> Aye </u>
Trustee Tyler Lawrence	<u> Aye </u>
Trustee Linda Matthews	<u> Aye </u>

- A motion was made by Trustee D. Lawrence to adopt Resolution declaring surplus property and authorizing the mayor to lease surplus property. Seconded by Trustee L. Matthews. All in favor. Motion passed.

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WHEREAS, the Village of Afton desires to lease the aforementioned property to Lori-Gro Holdings, LLC for the purpose of crop cultivation in a manner consistent with open space floodplain management pursuant to 44 CFR §§ 80.19 & 206.434; and

WHEREAS, pursuant to General Municipal Law § 695, the Village of Afton intends to declare 5 E. Main St., Afton, NY 13730, Tax map No. 289.15-1-26 surplus; and

WHEREAS, the Village Board of the Village of Afton will authorize the Mayor of the Village of Afton to enter into a lease with Lori-Gro Holdings, LLC, and to apply for FEMA approval of the same; and

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Afton hereby declares the property located at 5 E. Main St., Village of Afton, County of Chenango, New York State, Tax Map No. 289-15-1-26 is surplus property, authorizes the Mayor of the Village of Afton to execute a lease agreement, subject to review and approval by the Village Attorney, with Lori-Gro Holdings, LLC for such property, for the purpose of crop cultivation in a manner consistent with open space floodplain management, subject to FEMA approval; and it is further

RESOLVED that the Village Mayor is authorized to submit an application to FEMA for the approval of the lease agreement and proposed land use; and it is further

RESOLVED, that the Village Clerk is directed to maintain a copy of the lease agreement, FEMA application, and any subsequent records relative to this Resolution; and it is further

RESOLVED that this resolution will take effect immediately upon FEMA issuing approval of the lease agreement and land use.

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Mayor: Patrick Dedman	<u> Aye </u>
Trustee Robert Humphrey, Jr.	<u> Aye </u>
Trustee Deanna Lawrence	<u> Aye </u>
Trustee Tyler Lawrence	<u> Aye </u>
Trustee Linda Matthews	<u> Aye </u>

- A motion was made by Trustee Humphrey to pay the voucher to McDowell & Walker for reimbursement for over charges for water services. Seconded by Trustee T. Lawrence. All in favor, motion passed.
- Railroad discussion. – Trustee D. Lawrence informed the Village Board of Trustees that she has spoken with a different representative from Norfolk Southern Corporation in regards to the property right of way lease agreement with the village. The representative has verified that there is a credit balance of \$2,000.000 owed to the village, due to overbilling on the Norfolk Southern Corporation. However, there is current open invoice of \$304.88, bring the total credit balance to the village of \$1,695.12. Trustee D. Lawrence will reach out to the representative to request a refund on behalf of the village.
- Trustee D. Lawrence asked the Village Clerk/Treasurer if permits were received by the Fair Board for the events that were held over the weekend. The Village Clerk/Treasurer informed the Village Board of Trustees that the representative for the Go-Cart Race came into the office to obtain their permits. There were discussions among the Village Board of Trustees that typically permits are waived if a letter is received, no letter has been submitted on behalf of the Fair Board.

New Business:

- A motion made by Trustee Humphrey to move \$1,997.00, from Capital Reserves Water Improvement Savings Fund for payment to Selective Insurance Company for insurance on well house: (1910.40 – Unallocated Insurance – for \$1,997.00).
Seconded by Trustee D. Lawrence. All in favor, motion passed.
- A motion made by Trustee D. Lawrence to open a checking account, titled The Village of Afton Christmas Parade Fund, for the yearly Christmas Parade. Seconded by Trustee Humphrey. All in favor, motion passed.
- Senior Citizen & Disability Levels – 2025 Assessment Roll from County. – Tabled
- Emails regarding Home Town Hero’s Banners. – Tabled

Recognition of Visitors:

- Visitor Dale Dewey informed the Village Board of Trustees that he is a lifetime member of the VFW along with a member of the Chamber of Commerce and a Village Christmas parade sponsor. He feels as though there is so much we can do to help the community by taking baby steps.
- Trustee L. Matthews informed those in attendance that Chobani Yogurt will be donating a total of 3,500 Breakfast food boxes throughout the area communities. The Afton food pantry is expected to receive a donation, from Chobani. Also the Inter Church Council will be hosting Thanksgiving Dinner at 1:00 pm for those who are housebound. The church is offering a cooperative extension cooking class for those who are interested. A toy give away will be held on December 14, 2024, donations of new or used toys are appreciated.
- Visitor April Leggett expressed that there is a house on the East Side that has a number of vehicle trailers in the yard, is this a violation. It was stated that if they are registered, there is no violation.
- Trustee L. Matthews informed the Village Board of Trustees that the house on Caswell Street has been cleared and cleaned up by Cents-Able Solutions.

- A motion made by Trustee D. Lawrence at 8:40 pm to enter into executive session to discuss the proposed acquisition, sale, or lease of real property or proposed acquisition of securities, or sale or exchange of securities held by the public body, but not when publicity would substantially affect the value thereof. Seconded by Trustee L. Matthews. All in favor, motion passed.
- A motion made by Trustee L. Matthews to exit executive session at 9:15 pm. Seconded by Trustee Humphrey. All in favor, motion passed.
- At that time visitors April Leggett & Dale Dewey re-entered the Board Meeting. No further business to discuss.
- A motion made by Trustee D. Lawrence to adjourn our regular meeting at 9:17 pm. Seconded by Trustee L. Matthews. All in favor, motion passed.

Respectfully Submitted,

Ann Palmatier,
Clerk / Treasurer