

Town of Nichols
Regular Board Meeting Minutes
September 23, 2025

A. Call to Order, Pledge, and Roll Call

- Meeting called to order at 6:00 PM by Supervisor E. Woods.
- The Pledge of Allegiance was recited.

Roll Call:

- Present: Supervisor E. Woods, Councilperson R. Cole, Councilperson J. Ladd Yost, Councilperson B. Fay-Pelotte
 - Absent: Lee Ann Tinney
 - Others Present: Matt Freeze, Tyler Bowen, Jeff Blow, Ray Thetga Jr., Robert Nugent, Town Clerk Marcy Hill
-

B. Approval Items

- Approval of Minutes:
 - July 22, 2025 – Motion by Supervisor E. Woods, seconded by Councilperson J. Ladd Yost.
 - August 26, 2025 – Motion by Supervisor E. Woods, seconded by Councilperson B. Fay-Pelotte.
 - Woods-Aye; Cole-Aye; Faye-Pelotte-Aye; Yost-Aye, Tinney-Absent
 - Motion carried.
 - Approval of Financials for August 2025:
 - Motion to accept financial reports made by Councilperson R. Cole, seconded by Supervisor E. Woods.
 - Notes: Appreciation expressed for depositing funds into the extra bearing account.
 - Vote: 3 Ayes, 0 No, 1 Abstain, 1 Absent.
 - Woods-Aye; Cole-Aye; Faye-Pelotte-Aye; Yost-Abstain, Tinney-Absent
-

C. Public Comments

- A two-minute time limit per person was observed.
 - Comments were considered; responses may be provided at a later time.
 - No public comments were made.
-

D. New Business

1. Library Air Conditioning

- Three quotes reviewed:
 - *Scott Smith*: Two handlers on flat roof – awaiting updated estimate.
 - *Glen Martin*: Three handlers on side porch.
 - *Jeff Paul*: Two 36,000 BTU units – \$44,000 estimate.
 - *Martin Plumbing & Heating options*:
 - Surge Protector: \$717.37
 - Deduction for alternate placement: –\$3,758.00
 - Motion: Approve the Martin Plumbing & Heating quote with surge protection and deduction for alternate placement totaling \$27,557.37.
 - Motion by Supervisor E. Woods, seconded by Councilperson R. Cole.
 - Vote: Woods-Aye; Cole-Aye; Faye-Pelotte-Aye; Yost-Aye, Tinney-Absent
 - Motion carried.
-

2. Hunt Engineering – Parking Lot Proposal

- Library Paving: Declined.
 - New Town Barn: Scope includes oil separator area where pavement has settled, causing damage; Town to handle internally.
 - 139 Roki Boulevard – Town Hall Parking Lot & Drainage:
 - Drainage issues from this property are affecting nearby homeowners.
 - Board supports proceeding with Hunt Engineers' proposal for:
 - Drainage study: \$43,000
 - Parking lot engineering: \$27,000
 - Discussion emphasized being responsible landowners and addressing long-standing issues with the berm.
 - The engineering firm will coordinate with both the Town and Village for a comprehensive fix.
 - Motion: Accept Hunt Engineers' quote for Town Hall parking lot engineering at \$27,000.
 - Motion by Councilperson J. Ladd Yost, seconded by Councilperson R. Cole.
 - Vote: Woods-Aye; Cole-Aye; Faye-Pelotte-Aye; Yost-Aye, Tinney-Absent
 - Motion carried.
-

3. Water Tank Repair (Sewer/Water Department)

- Quotes reviewed:
 - *Statewide Aqua Store*: \$12,600
 - *W20*: \$11,500
- Motion: Accept Aqua Store quote for water tank repair at \$12,600.
 - Motion by Supervisor E. Woods, seconded by Councilperson B. Fay-Pelotte.
 - Vote: Woods-Aye; Cole-Aye; Faye-Pelotte-Aye; Yost-Aye, Tinney-Absent
 - 4 Ayes, 0 No, 0 Abstain, 1 Absent
 - Motion carried.

E. Old Business

- Grant Updates:
 - Carriage House/Library and Comprehensive Plan applications submitted.
 - Results expected in December.
- FEMA Properties:
 - Awaiting NYSEG meter removal prior to demolition.
 - 1757 S. Main Street tenant required to vacate by September 30, 2025.
 - Lack of communication from the homeowner noted; all utilities must be disconnected by the homeowner.
- Town Hall Room 2 Renovation:
 - New ceiling fans installed.
- Design Connect:
 - Councilperson B. Fay-Pelotte met with the team.
 - Next meeting scheduled for Sunday, September 28th.
 - Draft of local revitalization plan to be ready for next grant phase.
- Traffic Safety Board:
 - Update to be provided by Councilperson Lee Ann Tinney.
- Job Descriptions:
 - Councilperson Rose Cole contacted Linda Clark for assistance drafting job descriptions.

F. Department Reports

(Full reports on file in the Town Clerk's Office)

- Highway (Jeff):
 - Addressing gravel issue on Moore Hill culvert over Hunt Creek.
 - Tioga Soil & Water involved. Temporary 5–10-year fix proposed.
 - Buildings & Grounds (Ray Thetga Jr.):
 - Preparing facilities for winter.
 - Appreciation extended to Ray and the Fire Department for recent assistance.
 - Sewer & Water (Bob Nugent):
 - Extensive creek work completed; area looks significantly improved.
 - Minor water sample issue attributed to lab error.
 - Board expressed gratitude for the impressive work.
 - Code Enforcement (D. Chrzanowski): Not present.
 - Library (E. Deretz):
 - “The Great Giveback” event supporting Stray Haven.
 - Story time program successful with new schedule.
 - Nichols Fire Commissioners: Not present / No report.
 - Fall Clean-Up Day:
 - Scheduled for October 10th, 8:00 AM–2:00 PM.
 - Limit: Six tires per household; additional tires \$2.00 each.
 - Electronics recycling available to all Tioga County residents.
-

G. Committee Reports

- REAP: No new report.
 - LPAC: No new report.
-

H. Abstracts

Motion to approve vouchers made by Councilperson B. Fay-Pelotte, seconded by Councilperson R. Cole.

Vote: Woods-Aye; Cole-Aye; Faye-Pelotte-Aye; Yost-Aye, Tinney-Absent

Vote: 4 Ayes, 0 No, 0 Abstain

Highway \$23502.92
Library \$4898.13
S/W \$ 9324.40
General \$227,826.95

Adjournment

Motion to adjourn made by Supervisor E. Woods, seconded by Councilperson J. Ladd Yost.

Vote: 4 Ayes, 0 No, 0 Abstain, 1 Absent

- Motion carried.
-

Submitted by:

Marcy Hill, Town Clerk

Date: September 26, 2025