

Town of Nichols
Town Board Meeting Minutes
November 25, 2025

Call to Order, Pledge, and Roll Call

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

Roll Call:

- Present: Supervisor E. Woods, Councilpersons R. Cole, J. Ladd Yost, B. Fay-Pelotte, L. Tinney
- Absent: None
- Others Present: Bob Nugent, Jeff Blow, Ray Thetga Jr., Barb Cushman, Casey Yelverton, Bill Middleton, Josh Roe and Marcy Hill, Town Clerk

Approval of Minutes

Minutes: October 28, 2025

A motion by Supervisor E. Woods, seconded by Councilperson R. Cole to approve the October 28, 2025 minutes as presented.

Vote: 5 Ayes, 0 Nay, 0- Abstain, 0 Absent

Motion carried

Minutes: November 10 2025

A motion by Supervisor E. Woods, seconded by Councilperson L. Tinney to approve the November 10, 2025 minutes as presented.

Vote: 5 Ayes, 0 Nay, 0 Abstain, 0 Absent

Motion carried

Acceptance of Financial Reports

A motion to accept the October 2025 financial reports by Supervisor E. Woods, seconded by Councilperson L. Tinney

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

Motion carried.

Public Comments - None.

New Business

Presentation – Capital Project Financing – Tioga Central School District

Josh Roe, TCSD- Superintendent, presented information regarding capital project financing with a 0.95 state aid ratio.

- Shared projected debt service estimates.
- Proposed capital project amount: \$43,800,000.
- Buildings included in the project were constructed in the 1950s–1960s.
- The majority of the project focuses on updating educational spaces.
- The BOCES state aid ratio is locked in for the duration of the project.
- Residents will see more visible improvements compared to past projects.

Presentation – Tioga County IDA

Casey Yelverton, Tioga County Industrial Development Agency:

- Discussed work completed in Nichols, specifically the Lounsberry Industrial Area.
- Preliminary engineering underway with HUNT Engineers for future development and marketing of land use opportunities.
- Engineering report delayed due to geotechnical studies; full report to be forwarded upon completion.
- Properties discussed:
 - 9.6 Buck Road – minimal investment required.
 - 19.8 Smith Creek Road – greater investment needed for utility access.
- Study initiated due to inquiries from the State regarding available properties.
- Alternative access off Stanton Hill Road for the Smith Creek site was discussed.
- S&W Department has been involved with the IDA regarding potential sites.

Sick Day Policy Change

- Tabled pending a meeting with the Highway Department.
- Appreciation expressed for feedback from Highway employees.

Employee Handbook

- Tabled.

Resignation

Motion made by Supervisor E. Woods seconded by Councilperson R. Cole to accept the resignation of Doug Chranowski, Code Enforcer, effective March 31, 2026.

Vote: 5 Ayes, 0 Nay, 0 Abstain, 0 Absent

Motion carried.

Full Environmental Assessment Review – Solar Law

- 239 Review scheduled for December with Tioga County.
- No impacts identified related to:
 - Land use
 - Geological features
 - Surface or groundwater
 - Flooding (development prohibited in 100- or 500-year floodplains)
 - Air quality
 - Plants, animals, or endangered species
- All SEQR questions answered “No.”
- Section II Assessment completed.

Motion made by Councilperson B. Fay-Pelotte, seconded by Councilperson R. Cole
Upon review of SEQR parts I, II, and III, and the supporting language for environmental and agricultural protection the local law affords, and considering the magnitude and importance of each identified potential impact, it is the conclusion of the Town of Nichols legislative board, as lead agency that; this local law will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, a negative declaration is issued

Vote: 5 Ayes, 0 Nay, 0 Abstain, 0 Absent

Motion carried.

December Meeting Date Change

Motion made by Supervisor E. Woods, seconded by Councilperson J. Ladd Yost to move the December meeting to December 16, 2025.

Vote: 5 Ayes, 0 No, 0 Abstain, 0 Absent

Motion carried

Proclamation

A proclamation honoring outgoing Supervisor, Esther Woods was read.
Esther thanked everyone.

Village Request – Radar Sign

- Village requested installation of a radar speed sign on ROKI.
- Village would install the sign.
- Town expressed no objection to the sign being added on Roki Boulevard.

Old Business

- Grants – No updates until December.
- FEMA – All FEMA Project field work completed; some reimbursements received.
- Room 2 Renovation – Minor insurance change needed; work expected to begin in January due to contractor availability.
- Design Connect (Cornell) – Presentation scheduled for December 2, 2025; results to follow.
- Job Descriptions – Updates completed; pending review and approval. Thanks extended to Rose.
- Traffic Safety Board:
 - 8/8 – Request for review of speeding on West River Road.
 - 8/20 – Board voted to conduct study and increase patrols.
 - 11/15 – Recommendation to reduce speed to 45 mph and add lighted signs.
 - Councilperson L. Tinney to attempt an in-person meeting with Captain Yeager.

Department Reports

Highway Department

- Equipment purchases discussed:
 - 4-ton hot box from Stephenson Equipment – approx. \$7,000.
 - CAT roller – approx. \$34,000; savings of over \$8,000 with immediate delivery.
 - Tilt-bed trailer – \$8,250.
 - Motion made by Councilperson B. Fay-Pelotte, seconded by Councilperson J. Ladd Yost to approve the purchase of hot box, cat roller, and tilt bed trailer with invoicing after January 2026.
- Vote: 5 Ayes, 0 No, 0 Abstain, 0 Absent
- Motion carried.
- Trucks prepared for upcoming winter storms.

Buildings & Grounds

- Last day for seasonal workers: Friday.
- Preventative maintenance completed at Highway Garage.
- Discussion on locking in equipment pricing prior to increases.

- Mower purchase discussed – if ordered now we avoid increased cost. Ray was given the “OK” to order mower and being invoiced when it is received in 2026.
- Air filter replacement needed; quote approx. \$1,600 (parts and labor).
 - Motion made by Supervisor E. Woods, seconded by Councilperson J. Ladd Yost to approve the purchase of air filter replacements NTE \$2,000.

Vote: 5 Ayes, 0 No, 0 Abstain, 0 Absent
Motion carried.

- Thanks extended to Ray for library decorations.

Sewer & Water

- Network and hardware build ongoing.
- Tioga County provided quote for hardware only.
- Turnkey coordinating with Tioga County.
- SRBC annual inspection completed – no issues.
- DEC Notice of Violation – meeting scheduled with Chris Main (Rural Water).
Additional (future) creek restoration would run \$36 per linear foot per estimates from Mike Jura, Tioga County Soil & Water.

Committee Reports

- REAP – No report.
- LEPC – Councilperson R. Cole attended the last meeting.

Abstracts

Motion: To approve vouchers by Supervisor E. Woods, seconded by Councilperson B. Fay-Pelotte

General Fund: \$52709.67

Highway: \$26,152.80

Sewer/Water: \$11807.67

Library: \$4693.86

Vote: 5 Ayes, 0 No, 0 Abstain, 0 Absent

Public Comments - None

Executive Session

Motion made by Supervisor E. Woods, seconded by Councilperson L. Tinney to move into Executive Session for personnel discussion.

Vote: 5 Ayes, 0 Nay, 0 Abstain, 0 Absent
Motion carried.

Adjournment

Motion: To motion to adjourn at 7:35 by Supervisor E. Woods, seconded by Councilperson

J. Ladd Yost

Vote: 5 Ayes, 0 No, 0 Abstain, 0 Absent

Motion Carried

Submitted by:

Marcy Hill, Town Clerk

Date: November 25, 2025