

# Town of Leicester Regular Board Meeting, February 24, 2026

## Meeting Minutes

### 1. Call to Order/Roll Call

#### a. Pledge to the Flag

The meeting was called to order with the Pledge to the Flag.

#### b. Board Members Present/Excused

All Board Members were present. Supervisor Richard White, Deputy Supervisor/Councilmember Jason Yasso, Councilmember Gerald Hull, Councilmember Karen Roffe, Councilmember Matthew Durbin.

#### c. Others Present

Town Clerk Amy L Neumann, Highway Superintendent Russell Page.

#### d. Public Present

Ken Mock, Dennis Prevost, Lisa Semmel, James Kane.

### 2. Approval of Minutes

#### a. Motion to accept Minutes of February 10th Work Meeting

The Board reviewed the February 10th Work Meeting Minutes.

Motion Passed: Motion to accept the February 10th Work Meeting Minutes as written by Deputy Supervisor/ Councilmember Jason Yasso and Seconded by Councilmember Gerald Hull. Motion carried with all in favor.

### 3. Reports/Communications to the Board

#### a. Town Clerk Financial Reports

Town Clerk Amy L Neumann submitted Animal, Marriage and Monthly Receipts Reports and Monthly Cash Report, which were received by the Board.

#### b. Tree Clearing Started

This item was addressed under White Creek Solar discussion.

#### c. Highway Superintendent Report

The Highway report was included in the Board packets. Highway Superintendent, Russell Page noted that the bulk of recent activity had been dealing with Mother Nature's challenges.

#### d. Code Office Report

Code Enforcement Officer David Walters submitted a Report in the Board packets with no significant issues highlighted for Board discussion.

#### e. Supervisors Financial Reports

The Supervisor's Report and Budget Report were included as attachments in the meeting materials.

#### f. Town Clerk - Training Request

Town Clerk Amy L Neumann requested approval to attend Annual training from April 19th through 22nd at the Desmond in Albany. The training cost is \$1,027 for hotel and conference fees, which has been budgeted for the year.

Financial Impact & Community Benefit: The \$1,027 training expense comes from budgeted funds and represents a one-time annual cost. This investment ensures the Town Clerk maintains required certifications and stays current with legal requirements and best practices, directly benefiting residents through improved municipal services and compliance with state regulations.

#### g. ARS Mining Permit

A Mining Permit copy from ARS was received and is available in the office for review. Supervisor Richard White clarified that this is not requiring town action, as Leicester borders the mining operation area.

#### h. Damage to Andrews Stone

An email complaint was received regarding damage to an Andrews Stone in the cemetery's Moore section. The complainant alleged the stone was knocked off kilter by a mower several months ago. The matter will be investigated with the cemetery maintenance staff.

#### i. Certificate of Completion - Basic Code Enforcement - David Walters

Code Enforcement Officer David Walters received his certificate of completion for basic code enforcement training.

#### j. Historian Report for 2025

Councilmember/Historian Karen Roffe provided a comprehensive report detailing her 2025 activities, which was submitted for inclusion on the Town Website.

### 4. White Creek Solar

#### a. Tree Clearing Started

Tree clearing and driveway construction began, with activity visible to residents as crews access the Solar Project site.

#### b. Fire Code Variance for roads/Truck to District

Code Enforcement Officer David Walters reported that White Creek Solar required fire code variances due to road width restrictions in some areas. The Fire District requested equipment or funding to manage emergency response at the solar facility. Walters has signed paperwork ready for submission pending Board approval.

### c. Escrow Accounts have been created for potential road damage.

The Town received Escrow Funds totaling \$70,000 - a \$20,000 emergency fund for immediate road repairs and a \$50,000 fund requiring justification for use. Highway Superintendent Russell Page explained that negotiations resulted in an agreement where White Creek Solar will repair and pave all roads they use with 3 inches of blacktop, replace damaged culverts, and provide twelve inches of road base repair regardless of the initial road survey condition.

Financial Impact & Community Benefit: The \$70,000 escrow represents a one-time protective measure funded entirely by White Creek Solar. The \$20,000 provides immediate access for emergency repairs, while the \$50,000 covers major road restoration. Additionally, the agreement for road improvements potentially worth hundreds of thousands of dollars ensures Leicester Residents benefit from significantly upgraded road infrastructure at no cost to Taxpayers, with permanent improvements to roads that serve the community long after the solar project construction.

## 5. Highway Department

### a. Loader: Replacement/Ext Warranty

Highway Superintendent Russell Page presented analysis on the scheduled Loader replacement. The current Loader is about a year past normal rotation, but economic conditions have made trading financially unattractive. The trade value would be \$50,517, requiring a \$220,517 investment for a new machine with minimal improvements. Historical trade ranged from \$1,700 to \$31,933, making the current \$50,517 trade proposal significantly higher than previous years.

Russell Page recommended purchasing an extended warranty for \$5,184 covering powertrain and hydraulics until March 2028, rather than trading. The current loader has only 342 hours and remains in excellent condition.

Financial Impact & Community Benefit: The \$5,184 extended warranty represents a one-time expense from budgeted funds, compared to the \$220,517 cost of replacement. This decision saves taxpayers over \$215,000 while maintaining reliable equipment service. The warranty provides protection against costly repairs during continued use of a low-hour machine, ensuring uninterrupted highway maintenance services for residents while maximizing the town's equipment investment.

## 6. PT/WTWD

### a. Petition Signing Turn Out on the 19th.

Supervisor Richard White and Dennis Prevost reported on petition signing efforts for the Pine Tavern/West Town Water District. Approximately 40+ signatures have been collected, with Heidi Newcomb conducting door-to-door efforts to residents. The target is approximately 150 total signatures needed, placing the effort roughly halfway complete.

## **b. Attorney/Client Meeting with the Conflict Attorney on March 10th after the Work Meeting**

An attorney-client meeting is scheduled for March 10th after the work meeting with conflict attorney Dwight Kanyuk to discuss AKZO and LCWSA contracts. The meeting will be closed to the public, in an executive session.

## **7. Resolution 0203-26/Town Contributions to Community Activities**

The Board reviewed five community donation requests, all at the same funding levels as the previous year:

a. York/Leicester Seniors group: \$650.00

b. York Leicester Youth Recreation: \$6,000.00

c. Mt Morris Library Donation: \$350.00

d. York/Leicester Field Days: \$1,000.00

e. Kiwanis/Star Park: \$3,500.00

f. Motion to pass Resolution 0203-26 authorizing the five listed donations.

Letters were received from all requested organizations, with some providing detailed expenditure reports showing how previous donations were utilized.

Motion Passed: Motion to pass Resolution 0203-26 authorizing the five listed donations totaling \$11,500 by Councilmember Karen Roffe and Seconded by Councilmember Matthew Durbin. Motion carried with all in favor.

Financial Impact & Community Benefit: The \$11,500 in Annual Donations comes from budgeted community support funds representing recurring yearly commitments. These investments directly support senior services, youth recreation programs, library services, community events, and park maintenance. The donations leverage additional volunteer efforts and other funding sources, providing residents with recreational opportunities, educational resources, and community gathering spaces that enhance quality of life across all age groups.

## **8. Code Office**

a. Motion to accept resignation of Sean Sullivan as Code Enforcement Officer as of February 28th, 2026.

Sean Sullivan had previously submitted an open resignation approximately a year and a half ago, which the Board formally accepted.

Motion Passed: Motion to accept the resignation of Sean Sullivan as Code Enforcement Officer as of February 28th, 2026, by Councilmember Matthew Durbin, and Seconded by Councilmember Gerald Hull. Motion carried with all in favor.

b. Motion to Hire David Walters as Town of Leicester Code Officer as of March 1, 2026

Motion Passed: Motion to hire David Walters as Town of Leicester Code Officer as of March 1st, 2026, by Councilmember Karen Roffe, and seconded by Councilmember Matthew Durbin. Motion carried with all in favor.

### **c. Village asked for Combined Services: Discussion**

The Village of Leicester requested consideration of a combined services agreement for Code Enforcement. The Board discussed the concept favorably, noting it would create a "one-stop shop" for residents and businesses. Code Enforcement Officer David Walters will evaluate the additional workload, and the Board will gather more details about requirements and compensation before making decision.

## **9. Audit of Claims**

### **a. Motion to approve Audit of Claims for Abstract #2 in the amount of \$50,570.39.**

The Board reviewed and discussed the claims for payment.

Motion Passed: Councilmember Gerald Hull moved to pay Abstract #2 in the amount of \$50,570.39. Motion carried with all in favor.

## **10. Town of Leicester Planning Board**

### **a. Motion to Appoint Sean Sullivan to the Planning Board as of March 1st, 2026.**

Following his resignation as Code Enforcement Officer, Sean Sullivan offered to serve on the Planning Board.

Motion Passed: Motion to appoint Sean Sullivan to the Planning Board as of March 1st, 2026, by Councilmember Karen Roffe and Seconded by Councilmember Gerald Hull for a term of 5 years. Motion carried with all in favor.

## **11. Executive Session**

No executive session needed.

## **12. Adjournment**

Motion Passed: Councilmember/Historian Karen Roffe moved to adjourn the meeting at 7:42 pm and seconded by Deputy Supervisor/Councilmember Jason Yasso. Motion carried with all in favor.