

Town of Leicester

Work Meeting

January 13, 2026, at 7:00 P.M.

Meeting minutes

Call to Order/Roll Call

The meeting was called to order.

Pledge to the Flag

Councilmember Matthew Durbin led the Pledge of Allegiance.

Board Members Present/ Excused:

All Board Members were present.

Others Present:

The Town Clerk Amy Neumann, Town Attorney James Campbell, Eric Wies from CPL, and Jason Molino from LCWSA were present.

Public Present:

Ken Mock, Cathie Gehrig, Karen White, David DiSalvo (Mount Morris Town Supervisor), Rob Semmel, Lisa Semmel, Rich Neumann, John Yasso, Dennis Prevost.

Pine Tavern Water District: Phase 2

CPL presentation of Map Plan & Report

Eric Wies from CPL presented a draft final map plan and report for Phase 2 of the Pine Tavern Water District. He explained that the project had evolved to include three service areas: the base project area plus Areas 2 and 3. The total estimated capital cost was approximately \$6.8 million.

Mr. Wies detailed that they would be pursuing a 70% grant from the New York State Environmental Facilities Corporation (EFC), with Rural Development loans for the local share at approximately 3.75% interest. The unit count was updated to 152 units, with 137 properties having structures that could connect to the system.

The report included a detailed breakdown of each parcel, listing tax ID, property address, owner address, property codes, assigned units, agricultural district status, and assessed valuation. Properties were assigned different unit values: single-family households counted as 1-unit, vacant developable parcels not in agricultural districts as 0.5 units, non-developable parcels not in agricultural districts as 0.1 units, and vacant parcels in agricultural districts as 0 units.

Mr. Wies outlined next steps, including:

- Board review of the report for potential changes
- Acceptance of the map plan and report at the next meeting
- Circulation of petitions
- SEQR resolution

- Scheduling an informational meeting for the public
- Applying for the grant in summer

The Board requested time to review the materials before making any decisions.

Pine Tavern Water District: Phase 1

Special Council: Reviewed Sub-Recipient Agreement

The Board was informed that the Sub-Recipient agreement from the County had been drafted and reviewed by the Town Attorney, who had no issues with it. The agreement had passed through Committee and was anticipated to be approved the following day, with final full Board approval expected in two weeks.

Due to potential conflicts of interest (since some professionals work for both the Town and the Water Authority), a Special Counsel (Dwight Kanyuck) was brought in to review the agreement independently to ensure the Town's interests were protected.

Special Engineering Firm: To review last plans Thursday

It was noted that a Special Engineering firm would review the final plans on Thursday.

Discussion on cost make-up

A lengthy discussion took place regarding the costs and structure of Phase 1 and the Regional Water Project. Town Supervisor and Board Members expressed concern about understanding the financial implications and ensuring the Town was getting the best possible arrangement.

Jason Molino from LCWSA explained that the \$9 million figure previously mentioned included components that wouldn't be direct costs to the district, such as the Perry Road connection, Water Tank, Pump Station, and Gibsonville Road Transmission Main—these were being funded through other sources, primarily AKZO funds and the Regional Project.

The Town Supervisor and Board expressed concerns about ownership of the Water Infrastructure, particularly the Gibsonville Road line. The Board emphasized the importance of keeping the Town's Water District intact under single ownership, rather than having pieces owned by different entities.

Mr. Molino assured the Board and Supervisor that ownership of the Gibsonville Road line could remain with the Town, noting that about 90% of infrastructure the authority manages is owned by Municipalities and operated through lease or operating agreements.

Technical discussions also addressed water quality concerns, with Mr. Wies and Mr. Molino explaining strategies for managing disinfection byproducts, including:

- Proper chlorine management
- THM removal systems (aeration systems)
- Modeling to predict water age and chlorine residuals
- Booster stations to monitor and adjust chlorine levels
- Regular flushing

The Board was invited to tour the Authority's facilities to see how chlorine management was handled.

Approval of Minutes

Motion to accept Minutes of January 5th, 2026, Organizational Meeting

Councilmember Karen Roffe moved to accept the minutes of the January 5th, 2026, Organizational Meeting. The motion was seconded by Councilmember Gerald Hull and carried unanimously.

Motion to accept Minutes of December 23 Regular Meeting

Deputy Supervisor Jason Yasso moved to accept the minutes of the December 23rd Regular Meeting with a clerical correction (the minutes incorrectly stated "John Yasso" rather than "Jason Yasso" making a motion). The motion was seconded by Councilmember Matthew Durbin and carried unanimously.

Audit of Claims

Motion to pay 2025 Abstract of Claims #13 as audited, in the amount of \$ 2,315.00

The Board presented with the 13th abstract of claims for 2025 in the amount of \$2,315.00, consisting of two bills that were incurred in 2025 and needed to be paid in that fiscal year.

Motion made by Councilmember Karen Roffe to approve payment of the 2025 Abstract of Claims #13 as audited, in the amount of \$2,315.00. The motion was seconded by Deputy Supervisor Jason Yasso and carried unanimously.

Agreement to Spend Funds for 2026

Motion to have the Board sign the 2026 Agreement to Spend Highway Funds.

The Board reviewed the Agreement to Spend Highway Funds for 2026. Highway Superintendent Russell Page requested to spend \$290,000 on general repairs of 43.67 miles of Town Highways. It was noted that specific project breakdowns were not provided as they would be determined as weather conditions and priorities evolve throughout the year.

Motion made by Councilmember Karen Roffe to sign the 2026 Agreement to Spend Highway Funds in the amount of \$290,000. The motion was seconded by Councilmember Gerald Hull and carried unanimously. All Board Members were required to sign the agreement individually.

Adjournment:

With no other business to discuss, a Motion was made by Councilmember Karen Roffe to adjourn the meeting at 7:51 p.m. The motion was seconded by Councilmember Matthew Durbin and carried unanimously.