

Town of Campbell, NY

Town Board Meeting

Minutes

Monday, February 10, 2025 at 10:00 am

Attendees: Board Members: Jeffrey Horton, John Tschantre, Michael Austin, Norman Maynard, Glenn Vogel. Bookkeeper Wendy Oman, Highway Superintendent Thomas Austin, Zoning Officer Thomas Hargrave, and Town Clerk, Michelle Seeley

Guests

Dave Pruden, Wayne Cosier, Laura Bowen, Alicia Bablo, Lyle Koperczak, David Baker

1. Pledge / Call to Order / Roll Call

Minutes:

Supervisor Horton opened the regular meeting at 10:00 am with the Pledge of Allegiance. The Clerk then took roll call. All present.

2. Prior Minutes

Minutes:

A motion by Michael Austin seconded by John Tschantre to adopt the Draft minutes from January 13, 2025 was adopted by vote

Vote results:

Ayes: 5 / Nays: 0

3. Reports

a. HWY Report

Minutes:

Thomas Austin updated the board on the status of the new truck purchased in 2024. The Board signed the 2025 284 CHIPS agreement. Thomas Austin discussed the proposed Horton Lane abandonment that was brought up at the last meeting. The Board decided that a letter to the school about working together to solve the issue would be the best first step. A motion to write a letter to the school about working together to solve the traffic issues on Horton Lane and Knox Street was made by Michael Austin and seconded by Glenn Vogel, and was adopted by vote. Thomas Austin stated that he would not be seeking re-election, but he would like to keep the Water position. The Board stated that his 40 years of service was very appreciated.

Vote results:

Ayes: 5 / Nays: 0

b. Water Report

Minutes:

The water charges for BOCES needs to be delivered to the school for their budget process.

The updated charges will start in July after the budget process is complete. The Methane removal blower needs to be replaced. The blower was new in 2009. Thomas Austin has ordered the blower and hopes it will be delivered this week.

c. Bookkeeper Report

Minutes:

Reports from the Town Clerk and the Court Clerk was submitted for the month of January 2025. The signed Supervisor report for January 2025 was submitted to the Town Clerk.
General Revenues Highway Revenues 4th Qtr Sales Tax from 2024 \$134,046.12 2025 Property (full) Tax \$468,378.00 4th Qtr Casella Host fees from 2024 \$ 26,371.93
Truck Loan repaid from A (2024) to DA \$ 30,491.70 Campbell Fire 2025 (full) 2025 Property (full) Tax \$179,309.00 F1 \$221,851.00 2025 Property (full) Tax Lighting District \$ 9,519.00 F2 \$135,213.00

Water 1-4 Received 2024 Re-levy amounts (full) – Thank you to Steuben County Collections W1 \$26,295.71 W2 \$7,723.08 W3 \$5,435.38 W4 \$9,216.35

Once again a big thank-you goes out to the citizen's of the Town of Campbell for their timely real property payments. Also thank you to our Tax Collector for a job well done! I have completed my analysis of the status of the funds of 2024. I will present my recommendations to the board in executive session this meeting. I am working on the 2024 AFR (Annual Financial Report) for NYS, the 2025 Steuben County Payroll Certification, NYS Retirement Gold Certification & NYS Retirement annual reports. All of these deadlines fall at the end of February and I anticipate that I will be able to complete them on time. Any questions, feel free to ask!

A motion to accept the Bookkeepers report was made by Michael Austin seconded by John Tschantre was adopted by roll call vote. Austin- Aye, Tschantre-Aye, Vogel-Aye, Maynard-Aye, and Horton-Aye

Vote results:

Ayes: 5 / Nays: 0

d. Zoning Officer Report

Minutes:

1. There were (1) Zoning permit 4557 County Rte 1 - Garage
2. Reviewed zoning questions with interested parties. _ Septic location 4102 Meads Creek Rd _ JMC Properties on Rte 333 _ Hidden Forrest Park code issues (sent to county) _ Amish Workshop temporary signage
- 3 Submitted letter for February Planning Board meeting Subdivision for Town property Rte 415
3. Currently working with developer for Meads Creek and Wixon Rd solar projects
4. Will send out letter of violation for property 8493 Main Street (Fire damaged home)

e. Dog Control

Minutes:

A report was received from the Dog warden and is filed with the clerk.

f. Assessors Report

g. Supervisor Report

h. Town Clerk Report

Minutes:

The Town Clerk discussed the openings on the Zoning Board and the Board of Assessment review. The Clerk stated that Joseph Seeley is not interested in retaining his seat on the Board of Assessment Review. The Clerk will place an ad in the Shopper and her E-mail to recruit new members.

4. New Business

a. Board Appointments- ZBA BAR

Minutes:

David Smith is interested in retaining his position on the Zoning Board of Appeals. A motion to reappoint David Smith was made by Michael Austin and seconded by Glenn Vogel and was adopted by vote.

Vote results:

Ayes: 5 / Nays: 0

5. Old Business

a. Resolution Town Property Auction

Minutes:

In August of 2024 the Town made a motion to declare the 15 +/- acres on State Route 415 as surplus land. This should have been done as a resolution. Resolution to Sell Surplus Real Property Subject to Permissive Referendum Notice is hereby given that the Town Board of the Town of Campbell (the "Town"), Steuben County, New York, at a regular meeting thereof, held on February 10, 2025, duly adopted, a resolution, declaring surplus of approximately 15 plus/minus acres of town property located on Route 415 and now that the Town wishes to offer the property for sale. WHEREAS, the Town is the owner of approximately 15 plus/minus acres located on Route 415 in the Town of Campbell, County of Steuben, ("Property"); and WHEREAS, said property is a portion of the property with a tax parcel ID number of 243.09-01-002.100; and WHEREAS, pursuant to Town Law §64(2) the offering of town property for sale is subject to permissive referendum; and WHEREAS, the Town Board now wishes to offer the property for sale at auction with a minimum price of \$155,000.00; and WHEREAS, the Town and the Purchasers have negotiated and agreed upon the terms of the sale of the property. NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Campbell, in regular session duly convened, does hereby authorize and direct the Town Supervisor with the assistance of the Town Attorney, if needed, once the time for permissive referendum has passed, if no qualifying petition is submitted to the Town objecting to the sale of the Property, to execute and deliver to the successful bidder, all such documents necessary to transfer ownership of the Property as set forth in a contract subject to the review and approval of the Town Attorney and Town Supervisor. BY ORDER OF THE TOWN BOARD OF THE TOWN OF CAMPBELL NEW YORK. Dated: February 10, 2025

The resolution was adopted by Roll Call Vote Austin-Aye, Tschantre-Aye, Vogel-Aye, Maynard-Aye, Horton-Aye The 40 acre parcel next to the 50 acre parcel that the Town owns

on Wolf Run Road was obtained through a tax sale from the County for \$1.00. The deed states that if the Town decides that they no longer need the land it must go back to the County for the same price. There is a vote at the next County Legislators meeting to have the County sign off on the property and give it back to the Town. The Town will then append the two properties and after they have been harvested for timber will sell that 90 acres at auction.

Vote results:

Ayes: 5 / Nays: 0

b. Rugby

Minutes:

Michael Austin and Norman Maynard had a meeting with the Rugby Team. The Rugby Team would like the Town to provide a dumpster for their games. The Board decided that Jeffrey Horton would discuss the Teams responsibility to discard their own garbage. They will need to take the garbage with them when their event is over and either take it home or to the dumpster at the Town Hall.

6. Public Comment

Minutes:

David Pruden stated that closing the gate at the school would be a hazard to the walkers because of where they need to cross the road. He also Thanked Thomas Austin and stated that he had done a great job. Michael Austin wants to see the Town out of the picture when it comes to the school and parking issue. He hopes that the letter to the school will help the issue.

7. Executive session -2025 Capital Project- Acquisition and Disposition of Property

Minutes:

A motion by Michael Austin and seconded by Norman Maynard to enter into Executive Session at 10:57 am was adopted by vote 5-0

A motion to return from Executive Session at 12:00 pm was made by Michael Austin and seconded by Glenn Vogel, adopted by vote 5-0

Vote results:

Ayes: 5 / Nays: 0

8. Voucher Audit

Minutes:

FUND A-General 23-35 &38-59 \$ 29,634.21 DA- Highway 23-45 \$ 77,370.14 SW1- Water District 1 4-11 \$ 2410.64 SW2- Water District 2 3 \$ 11.82 SW-3 Water District 3 3 \$ 35.34 SW-4 3-8 \$ 831.24 H-3 Capital Projects \$
FD1- Fire District 1 36 \$ 221,851.00 FD2- Fire District 2 37 \$ 135,213.00 TA- Trust and Agency 2 \$ 715.77 TOTAL \$ 468,073.16

9. Adjournment

Minutes:

A motion to close the meeting at 12:05 Pm was made by Michael Austin and seconded by Glenn

Vogel

Vote results:

Ayes: 5 / Nays: 0

Contact: Michelle Seeley (townclerk@campbellny.com 607-527-8244 x213) | Minutes published on 03/12/2025,
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