Village of Constableville

MINUTES OF A MEETING OF THE BOARD OF TRUSTEES

August 3, 2026

A meeting of the Board of Trustees of the Village of Constableville, a Municipality, was held on August 3, 2026, at 6:00 pm, at the Village Library on Main St., Constableville, NY.

Trustees Present: Stephen Ward, Cody McDonald, Mark Sullivan, Brittany Salmon

Others present: Christine Healt, Tug Hill Counsel
Mary Wilton, Water Plant Operator
Derek Stewart, Sewer Plant Operator
Bob Boliver, BCA
Cortney Markham, Fire Dept. Chief
Jen Maracchion, Fire Dept. Treasurer

Call to Order: Mayor Sonia Wendt called the meeting to order at 6:05 pm. A quorum of trustees was present, and the meeting, having been duly convened, was ready to proceed with business.

Mayor Sonia Wendt opened the public hearing at 6:05 pm. Clerk Failing handed out an outline of the text amendments to the Zoning Law.

Mayor Wendt stated that the reason for this public hearing is to hear all interested parties and citizens for or against the proposed "VILLAGE OF CONSTABLEVILLE ZONING LAW TEXT AMENDMENTS"

Mayor Wendt opened the floor for any questions or comments.

There being no comments or questions, and with no response received from the village residents in regard to the Public Hearing Notice, Trustee Salmon made a motion to close the Public Hearing, the motion was seconded by Trustee McDonald, all in favor, motion carried.

Mayor Wendt closed the public hearing at 6:10 pm by motion of Trustee Salmon, motion was seconded by Trustee McDonald.

Trustee Salmon made a motion to adopt the Zoning Law Text Amendments. The motion was seconded by Trustee McDonald, all in favor, Resolution No. 10-2026 was adopted.

Approval of Minutes: Trustee Sullivan made a motion to approve the minutes of the monthly July 2026 meeting. The motion was seconded by Trustee Ward, all in favor, motion carried

Financial Review: The Board reviewed the Financial Reports for July 2026. Trustee Ward made a motion to approve the financial report as presented, seconded by Trustee McDonald, all in favor, motion carried.

Water Plant Operator's Report:

Water Plant Operator Mary Wilton reported on the following:

- Her son, Zack Wilton, who works for Eagle Hydro Electric, inserted the sensor meter in filter bed #2. The sensor measurers how many gallons per minute are incoming and outgoing.
- He tested the transmitter; it is now working. Clerk Failing reported that the new one has already been shipped. The cost is $594.00; it was decided to keep it to have on hand.

- She needs kits for repairing the sensors (pins, propellers, and gears). Clerk Failing will see if she can find them. She couldn't order them directly from Signet, she ordered them through F. W. Webb. Trustee Sullivan stated that he can put them in. He also said that we used to get the kits from R. L. Stone, but he thinks they went out of business.
- Usage is running between high 40's to low 50's.
- The reservoir warning sign has been sanded and repainted with 123 primer, white paint with bright red lettering and Chris has already rehung it.
- Steve Freeman has retired, who will our circuit writer be?

Bob Boliver, BCA reported on the following:

- He had an extension change order for Highlander for the mayor to sign. The extension is to August 14th, for substantial completion and Sept. 1st, for final completion.
- The valve in Sullivan's field was off. They will do more exploration before that section is put online.
- Testing came back good, so they will be putting the first sections online tomorrow (8/4)
- He had a payment application for $290,169.55 for Highlander. They will be moving back down to Church St. They will be replacing the pipe from the curb stop to the residents there (They will go to the outside of the foundation wall.)
- Meters would be later. It would be a separate contract. They would cut the pipe at the foundation and put the meter in. The information will automatically be sent to Mary (Clerk)

Trustee Sullivan stated that he thinks Sullivan Farm is leaving their cows in so that can make it higher.

Trustee Sullivan reported that the silt traps were getting pretty full, and they should be cleaned out. He will contact Charlie Humphrey to get us on his schedule.

Clerk Failing reported that she received an email from Mike Wendt stating that he will be replacing the line from the curb stop to his apartment building for Britt Abbey. He asked if the village requires the service line to be copper or if poly pipes are acceptable as well. She forwarded the email to Claude Curley for verification. His response was that it "would have to be stamped NSF – PW and sized correctly. Copper is expensive, PEX or HDPE (both plastic) are pretty common these days."

Clerk Failing reported that the electric bill was up by $100 from last month and asked if there had been any changes up there. Mary W. said the pump has been kicking on, Trustee McDonald said it shouldn't be kicking on, maybe there is a leaky valve in the toilet.

Regarding the letter sent to the Fire Dept. about hauling water outside of the village.

Jennifer Maracchion made the following comments:

- Are you monitoring the load after load of water leaving Sullivan's farm? Several people are taking it from there.
- Fire Dept. could charge the village $750/hour, if the village is going to charge the fire dept. for water, the village is going to get a bill for flushing hydrants.

Cortney Markham made the following comments:

- Would like to exchange contact information when there are changes to the board / fire dept.
- We went through this once when Joe was Mayor, he thought there was an understanding that they could take water to fill pools for active members. Sam never had a problem with them taking water.
- They don't get any donations; they don't make money on it.

- The Fire Dept. is Flushing Hydrants, under goodwill, they don't want to charge for it, it is good practice for them.
- Flushing of the hydrants should be done twice a year.
- The raw water is dirty, it needs to be flushed more frequently
- Send clarification to Fire Dept. on what we decide to do
- Reminded Mark that they need more diffusers for flushing hydrants– Mark will order
- Mary W. – 8" pipe reduces to 4" would like to be notified so she can bypass the meter when hydrants are being flushed.
- Mayor Wendt asked Cortney what he would like to see happen. He said he would like to see active members be able to take 25,000 gallons per year (total) at no charge, with communication with the mayor.

Discussion after the members of the Fire Dept. left included:

- Trustee McDonald stated that he doesn't think they were trying to be shady about it.
- Trustee Sullivan stated that in the past they backed to hide that they were taking it. He also said he thought that because the McGovern's are paying for water on James St. that they should be able to take it outside of the village.
- Trustee Salmon said that the Turin firemen take water and they don't get charged.
- Trustee McDonald said he thinks the more raw water the better.
- Trustee Sullivan said it benefits the Village to use the raw water. When they fill at the fire dept. residents get sediment/rusty water
- Mary W. asked Trustee Sullivan if the fire department members flushing the hydrants turn the water off slowly. He replied they tell them every time they go out to do it.
- Mary W. said that Chris is the one that checks the reservoir and springs and knows more about the levels, so the mayor should check with him, when they ask to take water.
- Clerk Failing stated that she had received a call that someone on James St. (renters in the Spann house) were transporting water out of the Village in tanks, She and Mayor Wendt went to the residence and told them that it is illegal, they said they didn't know and that they would stop.
- Bob Boliver commented that Beaver River charges $100 a load, the fire dept. gets $50 and the water dept. gets $50.

Mayor Went asked the board if everyone was OK with allowing them to take 25,000 gallons of raw water per year. She said she is OK with that. Trustee Sullivan said, if they let the raw water run, it clears up.

Sewer Plant Operator's Report:

Sewer Plant Operator Derek Stewart reported on the following:

- UV System is online. They had some electrical issues.
- The bulbs have to be taken out individually and cleaned every Wednesday or Thursday. There are two banks, he has to shut one off and keep the other one running, from what he has read, he should only have to clean them once in the 6-month period that it is operating.
- He said flows are really low, when he started, they were at 28-29 thousand a day, now it is 8-9 thousand a day. Clerk Failing asked if it is not good for the flow to be low and he said it is NOT good.
- The 40 – 50 thousand gallons of water that we are using must be going into the ground instead of the beds.
- There is no running water at the sewer plant. He may need to get a sump pump to put in the river, so he has water to add to it. Trustee Sullivan will check on the pump that is at the Bell tower, if it doesn't work, he will pick up a sump pump.

- He is using his phone for the internet for the laptop. He can't print or scan. Starlink is o$100.00 per month after you pay for the Equipment. He can install it on the building. Clerk Failing will check in to canceling the Spectrum order and purchase Starlink.
- He is requesting more money. He would like $24.00/hour. Mayor Wendt said the board will have to go into executive session to discuss
- His wife took the sample last month.
- DEC is good, Mark will have to do the report for June.
- EPA may send a warning that it isn't done but it is done.

Mayor Wendt signed Derek's paperwork, Clerk Failing will scan it for our records and mail it in.

Bob Boliver, BCA reported the following:

- UV System went online on July 10th. That is when the one-year warranty starts
- Pay Application for JT Construction for $34,200.00. Mayor Wendt asked if this was the last one for them Bob said no, they also have $27,000 of retainage.
- We also have Field allowances of $9,400.00 and $18,300.00 - $4000.00 for sidewalk, $4000.00 for fence & gate (materials only), we would have to pay someone to install it after the riverbank is more secure.
- We also have $6,500.00 Electrical Field allowance – we could upgrade the lighting in the sewer plant to LED; he will get a quote. Electrical pole and entrance should be replaced, he is still looking into that.
- There is $50,000 in Contingency funds – the driveway (paving work) quote from T & D Blacktopping (Tim Baker) is $32,000

Clerk Failing asked about a heater for the pump house, the one there now raises the electric bill a lot.

Derek said that there is a thermostat in the sewer plant but he's not sure what it went to. Bob said he will look into a propane heater for the plant.

Mayor Wendt reported on the following:

- Labor Day is September 7th, would like to change the meeting to the following day, Everyone agreed on Sept. 8th
- Ian Gilbert has accepted the County Attorney position and will no longer be our attorney. He provided some names for other municipal attorneys. She contacted them and would like to have Jessica Moser - Durr, Riley & Young, she is the municipal attorney for Lyons Falls Turin, Forestport and Boonville. She will honor the fee per hour that Ian charged us. The other attorneys were higher per hour.

After further discussion Trustee Salmon made a motion to hire Jessica Moser as our Village Attorney, the motion was seconded by Trustee McDonald, all in favor, motion carried. Mayor Wendt stated that Jessica will send a retainer agreement after the board has voted on it.

- She went to a Yeti meeting and reported on the following:
    - The building addition would be 32 ft long by 8 ft out towards the playground
    - Caleb Zehr would put it up, he has liability insurance
    - Scott Matthews said that another option (instead of us paying for the materials for the addition) would be for us to pay for a curtain system for that side of the pavilion

Trustee McDonald commented that They won't be able to take the boards down, if they put a curtain on that side.

The changes/clarifications they want to the agreement before they sign it are as follows:

- **Maintenance & Repairs:** During the term of this agreement, the parties shall be responsible for maintenance of the premises as follows:
    - **The Club shall be responsible for:**
        - Ice installation, flooding, maintenance, resurfacing, and care of the seasonal ice-skating rink
        - Snow removal from the pedestrian walkways serving the premises
        - Routine maintenance, repairs, and upkeep of the Yeti shack
        - Maintenance, repair, storage, installation, and removal of the hockey boards, barriers, nets, skate trainers, and any other hockey related equipment owned or maintained by the Club.
    - **The Village shall be responsible for:**
        - Snow removal from the access lane(run) located along the playground side of the pavilion
        - Snow removal of the pavilion roof
        - Removal of snow and ice that has fallen or slid from the pavilion roof
        - Structural maintenance and repair of the pavilion building, including the roof, foundation and other structural components, except for damage caused by the negligent or intentional acts of the club.

  Each party will perform its respective maintenance responsibilities in a timely manner and in accordance with all applicable laws and safety standards.

- **Community Skate Program:** The Club agrees to provide and maintain a supply of ice skates for public community use during the skating season, subject to availability.

  To ensure the skates remain safe and in good working condition, the Village agrees to reimburse the Club for the sharpening of up to fifty (50) pairs of community skates per winter season at a rate of Five Dollars ($5.00) per pair, for a maximum annual reimbursement of Two Hundred Fifty Dollars ($250.00) The Club shall submit documentation of skate sharpening to the Village for reimbursement.

- **Removal of Hockey Barriers:** These shall be taken down by May 2oth each year to allow for public use of the pavilion from Memorial Day to Labor Day.

Discussion regarding their suggestions/changes was as follows:

Trustee McDonald –

- Chris is going to have to navigate the posts of the addition or will he do just up to the addition.
- He thinks that we should not be responsible for clearing the snow under the addition.

Trustee Sullivan –

- Regarding the removal snow that falls off/is shoveled off the roof. Doug sent him over to do it last year, but they had already hired someone to do it. He thinks that the town would do it when needed if they/we asked Doug. Trustee Salmon replied that she agrees.

Clerk Failing reported on the following:

She met with our accountant Wendy Hoskins for help with a few questions, she told me that she thinks we are paying too much for QuickBooks –She contacted them and as a result, we have switched to yearly bill for both online and payroll services. We were paying $4,680 / year, now $1,380, with 50% off for the first year, $563.00. There will still be a $7/employee monthly charge for Payroll ($63.00/month)

She would like to look into Municipay so that people can pay their water, sewer and taxes online. She will check with Candy Akin; Lyons Falls Treasurer.

Christine reviewed the Cooperative Tug Hill announcements.

Vouchers were audited by the board and signed by Mayor Wendt.

There being no further business to come before the Board, the meeting was adjourned at 8:50 pm, on motion by Trustee Salmon and seconded by Trustee Ward, all in favor and carried.

Respectfully submitted by:

Mary Failing

Mary Failing, Village Clerk