

VILLAGE OF CANASTOTA
MINUTES
May 6, 2026

Mayor Warner called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

PRESENT: Deputy Mayor Doug Gustin; Trustees Bill Haddad and Lori Torrey; Village Administrator Jeremy Ryan; Deputy Clerk/Treasurer Caitlin Farr; DPW Foreman Doug Holdridge; Marty and Annette Bargabos, Darrell and Lynne Gaglianese, Kevin Robinson, Mark Taylor, Jeff and Melissa Aumell, Robert Morris, Tina Fuller and David Micheat.

ABSENT: Mayor Rosanne Warner and Trustee Jeffrey Watkins.

Motion by Trustee Haddad, seconded by Trustee Torrey, to approve the following items as a consent agenda:

- Approving the following budget transfers: move \$7,926.54 from 90608.01 (Health Insurance) to 51824.01 (Street Lighting); move \$20,000.00 from 90608.01 (Health Insurance) to 31201.01 (Police Personal Services); move \$2,000.00 from 80201.01 (Planning Personal Services) to 14101.01 (Clerk Personal Services); \$4,090.23 from 51421.01 (Snow Personal Services) to 51101.01 (Street Personal Services); move \$78.16 from 90308.02 (Social Security) to 90608.02 (Health Insurance);
- Approving payment of the following abstracts:
 - a. General Fund Abstract in the amount of \$86,046.43;
 - b. Sewer Fund Abstract in the amount of \$49,725.33;
 - c. Capital Fund Abstract in the amount of \$2,750.00;
- Approving the following payments to AccuData from General Fund Account No. 16204.01.155 (Payroll Service): \$135.74 for payroll dated April 16, 2026; \$151.56 for payroll dated April 23, 2026; and \$131.22 for payroll dated April 30, 2026;
- Approving payments totaling \$3,438.25 from the General Fund to MBI for health insurance debit card transactions from April 1, 2026 - April 30, 2026;
- Approving attached minutes from the November 19, 2025, January 21, 2026 and April 20, 2026 meetings;
- ACH payment to USDA Rural Development on or about May 15, 2026, in the amount of \$3,870.00 from Sewer Fund Account No. 97107.02 (Interest on Debt Service) and \$14,000.00 from Sewer Fund Account No. 97106.02 (Debt Service) for a total payment of \$17,870.00 due on the 1999 Rural Development Phase II Bond;

- Approving the attached Equipment Service Contract with MAC Copy, LLC, for service and supplies on the copiers located in the Police Department and Clerk/Treasurer's Office for period 5/19/2026 - 5/18/2027 at the same per copy rate as the current contract and authorizing the Deputy Mayor to execute the same.

Passed 3 to 0.

Public Comments.

The Board was asked about laws in the Village regarding property maintenance, specifically the house at 207 South Main Street is in disrepair and there are animals going in and out of there. Administrator Ryan noted that there are codes covering this and our Codes Officer has been over there many times and Administrator Ryan spoke about what is happening with the property. He will ask CEO Adsit for an update for the next meeting. Deputy Mayor Gustin asked Administrator Ryan to have CEO Adsit prepare a report and let them know what is going on. Marty Bargabos asked if CEO Adsit could look at 109 South Main Street also. It was noted that part of the roof is missing. Lynne Gaglianese asked if the Codes Officer fills out a report of every time he visits someplace. Administrator Ryan stated that he does and noted that anyone can reach out to CEO Adsit about coming in to look at the reports.

Marty Bargabos asked for an update on the Erie Mill. Deputy Mayor Gustin advised that we have been discussing this and we are looking at our options. Mr. Bargabos asked why we would do that when we have an offer to purchase the building. Trustee Haddad explained that we have to competitively bid the sale of the property as well as the repair or demolition of the building. Trustee Haddad stated that we would not be interested in transferring ownership of the property. The Board was asked by Mr. Bargabos why we would do this when he has offered to buy the property and fix it up with his own money. Administrator Ryan advised that we spoke with the Village Attorney and we cannot sell it for less than fair market value. It would not be legal for us to do that. Administrator Ryan noted that we want to save it and fix it up for the purpose that we bought it for. Leaving it in its current state is not an option. Fixing it is what we want to do and demolition is a backup plan. Trustee Torrey stated that the Mayor has spoken about a new grant to help us with the cost of renovating the building. Administrator Ryan stated that we appreciate how passionate Mr. Bargabos is about saving the building, but we have to abide by certain rules and laws. Mr. Bargabos stated he believes that the building is savable, but won't be in six (6) months. Administrator Ryan noted that we have bid documents right now. Darrell Gaglianese asked about talking with the lawyer about fair market value stating that fair market value would be whatever someone would pay for the building. Administrator Ryan explained that Mr. Bargabos offered to buy the building, fix it up and give it back to us. Administrator Ryan stated that he made an offer, but we are not looking to sell the property and it would not be legal for us to do this with Mr. Bargabos.

Kevin Robinson to discuss sewer problems at his property located on Wilson Avenue.

Kevin Robinson asked for follow up and brought in some neighbors that are also having sewer problems on Wilson Avenue. Melissa Aumell noted that she lives on Wilson Avenue and a while ago they had raw sewage in their basement. They could not find a source in their basement that would explain where the sewage was coming from. It was not affected by running water, taking a shower, flushing toilets - the level stayed the same. Mrs. Aumell stated that she and her husband spoke with the previous owner of Kevin Robinson's property to see if there were problems there. Mr. and Mrs. Aumell live at 214 Wilson Avenue, Kevin Robin owns 216 Wilson Avenue and David Micheat owns 218 Wilson Avenue. It was noted that 218 Wilson Avenue also had problems that day. Mr. Micheat stated that about 4 weeks ago he had a problem with sewage in his basement. He had a plumber come out. He spoke about the problem that the plumber found - a break in the line 50-60 feet past the end of his property. Mr. Micheat said they determined that this was a private sewer line that the Village has no oversight with. He had someone look at his title and there is nothing in back title about a private sewer line. Mr. Robinson now believes that all 3 properties are on this private line. Trustee Haddad asked the Aumells if there is anything in their paperwork about sewer lines. Jeff Aumell stated that he has found nothing. Trustee Torrey asked Mr. Robinson if he had someone look at the trees in his neighbor's property where they thought the break might be. Trustee Haddad explained that this is a lateral on private property. He asked DPW Foreman Holdridge about how other properties connect to the Village sewer. Foreman Holdridge thinks that other neighbors may also be on this private line. Mr. Robinson doesn't understand how it is a private line if there are other properties that also tie into the same line. Trustee Haddad advised that this happened so long ago and until it connects with the Village main, it is private. Administrator Ryan noted that just because one property line ties into another property it is not public. It is private until it goes into the Village main. DPW Foreman Holdridge stated that he and CEO Adsit looked through sewer maps and he believes that they found on the map where the private line connects to the Village main. He stated that they also found that point in the main. Foreman Holdridge advised that if there is a breakage, the dye would not get into the main. Mr. Robinson believes that it is our problem because we cannot find "his main". Foreman Holdridge knows that the Village found where the private lateral connects to the Village main and he believes that this private lateral is where all of the properties connect to. Darrell Gaglianese believes that the dye would be getting through that line and we don't know where the line is. The location of the sewer main in the area was discussed and Mr. Robinson asked at which point this becomes a main. Administrator Ryan explained that until the lateral reaches the Village main, it is considered a lateral. It was determined that the location of the lateral that is collecting for all of these houses may not be located on any of their properties. Mr. Gaglianese asked about "private" sewers. He asked about sewers for the properties on Maple Avenue. Foreman Holdridge shared the locations of the sewer for those properties. Mr. Gaglianese believes that these properties on Wilson Avenue are in the sewer district but have no access to the sewer. Trustee Haddad stated that they properties do have access and they need to ask the adjoining property owner for assistance in locating the line. Mr. Gaglianese would like the Village to provide

them access because the Village bonded for this money years ago. The sewer main is 200 feet down Wilson Avenue from their properties. Trustee Haddad noted that CEO Adsit did talk with the previous owner of an adjoining property. He suggests that they collectively talk with a company that does line searching and map out where the current lines go. Mr. Robinson would like the Village's help with this because he has spent a lot of money already. Mr. Robinson would like the Village to find the main. Administrator Ryan explained that the Village cannot spend taxpayer money to make repairs on private property and we do know where the Village main is. Mr. Gaglianese again stated that he believes that the Village is denying these properties access to sewer. Mr. Robinson does not believe that we know where "his main" is located. Mr. Gaglianese wants the Village to show Mr. Robinson where the lateral connects to the Village main. Then he believes that they could work backward to where the problem is, or Mr. Gaglianese suggests that the Village bring the sewer up to Mr. Robinson's property. Trustee Haddad asked if the property owners believe that it would be cheaper to extend the main than it would be to fix the existing lines in the backyard. Trustee Haddad does not believe that we will be able to extend the sewer in the street because of the funding and engineering that would be required to do that. Mr. Micheat asked why these properties are allowed to be sold as having public sewer. Trustee Haddad explained that it is not private sewer, every property's lateral is private until it connects to the Village's main. Mr. Micheat stated he would fix the line but does not believe that he should fix over 100 feet of pipe. He spoke about the history of title to his property. He doesn't understand why it was allowed to be this way and that it is not written down anywhere. Trustee Haddad spoke about the issues that he had when he bought his house. Mr. Micheat asked why this does not qualify as a sewer extension and that has to be given over to the Village. Trustee Haddad explained that this situation existed before the code was adopted. Mr. Micheat wants to know why the Village did not do something about this private line before now stating that under the code the Village has to accept the sewer line once it is installed and it then becomes the Village's responsibility. Clerk/Treasurer Williams explained the process for extending the sewer main and the Village taking it over. It occurs typically with new construction/subdivision applications and the developer is responsible for the cost of extending the sewer main, constructing the road and putting in all of the utilities. The developer then offers the road and all of the improvements for dedication to the Village which is when the main becomes the responsibility of the Village and the road becomes a public road. Trustee Haddad suggested the property owners get a ground radar company to help them find their lines. Mr. Gaglianese asked Foreman Holdridge to locate where the lateral goes into the main and give the homeowners a definitive location. Foreman Holdridge stated that when the Village had the sewer relined, the mushroom cap box is where their private lateral goes into the main. Mr. Gaglianese asked what the next steps were. Mr. Micheat asked how we suggest they approach their neighbors about this, noting that people who are not having issues may not want to pay for this. Trustee Haddad is hoping that the neighbors will be cooperative. Trustee Torrey suggested that they just lay it out to the neighbors and that they need to pose the question to get an answer. Hopefully the neighbors will be willing to help them figure it out. Administrator Ryan believes that transparency and honesty are the best options and even if the neighbors are not experiencing a problem now, they might be in the future. Mr. Gaglianese

asked what if the neighbors say no - what do these property owners do then. Deputy Mayor Gustin does not believe that we can give them an answer tonight without a full board present. He suggested that they find a company that can trace the line from houses out to the main. Mr. Gaglianese asked what happens if they trace the lines out to Maple Street - then what? Deputy Mayor Gustin asked them to take Trustee Haddad's suggestion and come back to us after that has been done, adding that we cannot give them what they are looking for right now. Mr. Gaglianese asked if the Village could start looking at the alternatives for our part and Deputy Mayor Gustin responded that it was in the hands of the property owners right now. Trustee Haddad advised that they ground survey may cost \$400 - \$800.

Motion by Trustee Torrey, seconded by Trustee Haddad, approving the attached request from MCI Communications Services, LLC to change their Gross Receipts Tax filing frequency to annually on a calendar year-end basis. Passed 3 to 0.

Motion by Trustee Haddad, seconded by Trustee Torrey, approving the attached Contract Change Order #6 from Sparton Motors USA Inc. Truck dated April 30, 2026, deleting One (1) Aluminum Bustin ladder and adding One (1) Spartan "Smart" aluminum fold down access ladder and One (1) additional knurled stainless steel grab handle, installed on the left side of the hosebed, above the access ladder, at no additional charge to the Village, and authorizing Deputy Mayor Gustin to execute the same. Passed 3 to 0.

Motion by Trustee Torrey, seconded by Trustee Haddad, approving the following requests from the Rec Board:

- a. Sunrise Yoga to be held at the Wampsville Fireman's Field at 7:00 a.m. on Sundays beginning July 12, 2026 and continuing for 4 weeks until August 2, 2026. The instructor will be Kimberly Bernetski. Cost for residents is \$15/week or \$50 for all 4 weeks, paid in advance, and \$20/week paid in advance for non-residents. The cost to the Village is \$10/person per session;
- b. Fathers' Day Mets Game at Syracuse Mets field on Friday, June 19, 2026. Cost to participants is \$45/person for residents and \$50/person for non-residents. Minimum number of participants is 16 and maximum is 36. The cost to the Village is \$300 (estimated) for the bus (Canastota Central Schools to supply the bus) and \$25/person for the game ticket. Registration cutoff is close of business on Friday, June 12, 2026;
- c. Adult CoEd Slow Pitch Softball to be held at the Recreation Field starting on June 29, 2026, for up to 12 weeks, including playoffs. Games will be on Mondays and Thursdays at 6:00 p.m. and 7:30 p.m. on the major softball field. Registration fee is \$500/team. Expenses for the league will depend on the number of teams that register. Umpire fees will be \$50/game. The total number of games is dependent

upon the number of teams registered. These expenses will be paid out of the adult softball budget line. Minimum of 4 teams and maximum of 12 teams. If 10 or more teams are registered, 3 games will be played each evening with the third game beginning at 9:00 p.m. Minimum number of teams must be registered by June 22, 2026, and all teams must be registered by June 26, 2026;

- d. Senior CoEd Slow Pitch Softball (50 and over) to be held at the Recreation Field starting on June 29, 2026, for up to 12 weeks, including playoffs. Games will be on Mondays at 6:00 p.m. and 7:30 p.m. on the minor softball field. Registration fee is \$450/team. Expenses for the league will depend on the number of teams that register. Umpire fees will be \$50/game. The total number of games is dependent on the number of teams registered. These expenses will be paid out of the adult softball budget line. Minimum of 4 teams and maximum of 6. Minimum number of teams must be registered by June 22, 2026, and all teams must be registered by June 26, 2026;
- e. Pickleball at the Canastota High School tennis courts starting June 30, 2026, at 6:30 p.m. until dark each Tuesday night for 6 weeks. There is no cost to participate and there are no costs to the Village;
- f. Pickleball league at the Canastota High School tennis courts starting June 30, 2026, at 6:30 p.m. until dark each Tuesday night for 6 weeks. Cost to participants is \$20/team for residents and \$25/team for non-residents. Cost to the Village is not to exceed \$150 for supplies to be paid for from the wellness budget line. Minimum of 4 teams and maximum of 8. Minimum number of teams must be registered by June 23, 2026, and all teams must be registered by June 26, 2026;
- g. Canastota Running Program on Monday, Wednesday and Thursday evenings beginning July 6, 2026 and running through July 30, 2026, from 6 - 8 p.m. at the Canastota High School track. There is no cost to participate and no cost to the Village.

Passed 3 to 0.

Motion by Trustee Haddad, seconded by Trustee Torrey, approving the attached request for sealed bids for tree removal services. Passed 3 to 0.

Motion by Trustee Torrey, seconded by Trustee Haddad, approving the attached Resolution Authorizing the Transfer of Surplus Village Property (Technology Boulevard/Tax Map No. 35.20-1-1.6) to Atseff Savoy Company I LLC (c/o Clark Equipment Rental LLC). (Note: A roll call vote is required.) Trustee Torrey - Aye; Trustee Haddad - Aye; Deputy Mayor Gustin - Aye. Passed 3 to 0.

Motion by Trustee Haddad, seconded by Trustee Torrey, accepting the attached proposal from HR One for Employee Handbook revisions in the amount of \$4,000.00 and authorizing Deputy Mayor Gustin to execute the same, subject to HR One Consulting, Inc. striking the requirement for a \$2,000 deposit. (Clerk/Treasurer Williams has requested this revision and will advise when we have received a response from HR One.) **Discussion:** Trustee Haddad asked if this is the same proposal that the Board saw before and are they going from our existing handbook. Clerk/Treasurer advised that this is a new proposal and they are using our current handbook and have given us a credit of \$2,000 against the \$6,000 total cost as a result. Passed 3 to 0.

Discussion regarding roof replacement at the PD garage.

Administrator Ryan talked about the quotes that were received for just cleaning up the debris. The Board then talked about the asbestos that could be in the whole building and they asked for quotes in phases to handle all of the asbestos in the whole building. Administrator Ryan advised that of the two (2) quotes received so far, it looks like we have gone over the threshold for competitive bidding. He has not started looking up a competitive bid contract yet but wanted the Board to know what is going on so they can talk about options. Administrator Ryan and the Board discussed what the building is used for. Trustee Haddad asked when Company is to do the roof work. Administrator Ryan advised that they are coming once the weather allows, adding that it should be any time now. Administrator Ryan asked the Board, for the purpose of discussion, if we are going to put money into the garage or are we doing something else with it. Trustee Torrey asked about the structure - is it good? Administrator Ryan responded that there are some spots that need to be replaced, but it is not going to fall down.

Farr Building Update.

Administrator Ryan spoke about the letter received from the Menekheims regarding progress on the former Farr Building. The Menekheims are waiting for the New York Forward money. The Board talked about whether this went to the Village Attorney and whether the Agreement for the extension has been signed by the Menekheims. Administrator Ryan will follow up on the signed Agreement. The Board wants this to be finalized.

Motion by Trustee Torrey, seconded by Trustee Haddad, approving the attached Resolution introducing Local Law No. B-2026, A Local Law Amending Chapter 216 of the Code of the Village of Canastota to Designate Certain Streets and/or Portions of Streets in the Village as Parking Prohibited at All Times” and scheduling a public hearing to be held on May 20, 2026, at 7:15 p.m. (Note: A roll call vote is required.) Trustee Torrey - Aye; Trustee Haddad - Aye; Deputy Mayor Gustin - Aye. Passed 3 to 0.

Motion by Trustee Haddad, seconded by Trustee Torrey, authorizing Clerk/Treasurer Williams to relevy the attached unpaid charges to the 2026-2027 Village Tax Roll:

- a. Unpaid water and sewer charges in the amount of \$21,399.24 as requested by OCWA;
- b. Unpaid code violation charges in the amount of \$42,948.73;
- c. Unpaid sidewalk charges in the amount of \$1,880.50.

Passed 3 to 0.

Correspondence.

- Sidewalk request from Doug Emerson at 123 Lamb Avenue.
- Thank you letter from Canastota Canal Town Museum regarding the DPW's help with Canal Clean Sweep. Trustee Haddad noted that James Pluff was thanked personally in the letter.

Administrator Comments.

Administrator Ryan reported that the Town held a meeting regarding the Lewis Street bridge project for 2027. They will work with us at that time on street closures. The problem is that the Town has classified these as culverts instead of bridges. The Town is responsible for bridges and the Village is responsible for culverts. Foreman Holdridge noted that a bridge has to be over 19 feet. If it is less, it is classified as a culvert. Administrator Ryan advised that the Town received a grant so the Town is committed to do this project on Lewis Street. Foreman Holdridge will get under the bridge to measure and see if it is actually 20 feet to determine what we want put back in there. Administrator Ryan talked about other locations in the Village where bridges exist and will need repair.

Administrator Ryan advised the Board that on Monday there will be a meeting with a firm that the County is working with regarding water quality for the Erie Canal. This is important because of the Pocket Neighborhood. Administrator Ryan asked for a copy of the report. There are suggestions for things that we could do to improve the water quality of the Canal in the Village.

Administrator Ryan is working with M.A. Polce on renewals for our email. We might be able to go with our new providers after that.

Administrator Ryan is working with One Group on renewals for our insurance for next year.

The Generator and roof replacement projects at the Fire House will be added to the New York Forward Project saving the Village about \$100,000 over time making those repairs just under \$1 million.

Village of Canastota
May 6, 2026
Page 9 of 9

The Abolition Road Committee has notified the Village that the Walk is scheduled for October 10, 2026. This will be finalized at the next meeting.

Administrator Ryan is working on the carnival for the last weekend in July. He is also working with the Legion to tie in the 250 anniversary of the country. The next planning meeting is May 21 at the Legion at 5:30 p.m.

Trustees Comments.

Deputy Mayor Gustin has nothing further tonight.

Trustee Haddad would like us to look at doing something about the eScooters and eBikes. He talked about New York State's regulations of these things.

Trustee Torrey asked who is responsible for the old Day Care Center on Wilson Avenue. They are not maintaining the property.

Motion by Trustee Torrey, seconded by Trustee Haddad, to adjourn at 8:32 p.m. Passed 3 to 0.

Respectfully submitted,

Catherine E. Williams
Clerk/Treasurer