

Supervisor Drozd opened Work Session:

1. The AC issues at the Hulbert Library was discussed during Work Session at the June 12, 2025 meeting. Derek Reding, Reding Heating & Cooling, went to the Hulbert Library and has been working with Caleb Henning, MDA Consulting Engineers, on this matter. Mr. Reding was present to discuss the AC situation at the Hulbert Library. Supervisor Drozd reached out to Audit & Control about the situation and advised the Board that because this affects the health and safety of the librarian, staff, the kids using the back room and patrons at the library, it can qualify as an emergency situation. Supervisor Drozd noted that he also had to purchase a dehumidifier because the books are starting to curl and become damaged because of the hot weather; the librarian is requesting another one be purchased. Supervisor Drozd said that this is a Town building and it is the Town's responsibility to keep it up. Deputy Town Clerk Safford and Supervisor Drozd attended the Hulbert Library Board meeting this morning. Deputy Town Clerk Safford said that although it wasn't that hot in the Library this morning for the meeting, it was 88° in the kids' room the other day. The Town purchased five fans for the library. Engineer Henning and Mr. Reding met to review the situation and provided the Town with four options. The members had received a copy of MDA's July 9th email detailing the options. Mr. Reding advised that at their meeting, they started with the option of repairing the unit because replacing the unit has such a long wait time to get that type of unit. Starting with the repair, the cheap, easy way of getting the unit back going; parts can be purchased but the problem is that what is there existing, that can't be changed. There are no parts to repair it; there is no AC coil; that would have to be modified to hook up the outdoor units to make that system work. This could be done but there is no guarantee how long that will last. It could be six months, a year, five years, ten years. Same with the heating coil inside the unit that brings the outside air, tempers the air and brings fresh air in. This could start leaking again at any point in time. The heating coils are a little easier to come across because they can be custom made but again there is a long lead time if that ever happens. The blower motor could be rebuilt but the blower has a tag on it that says it is from 1994 so it's already 31 years old.

Mr. Reding said that they then discussed putting cooling only, mini split units in; four for the main library space with two on each side blowing to each other and one for the back room where all the kids are hanging out. This was what they were leaning towards and then they started discussing adding heat to the units. There would still be the baseboard there but this could be an auxiliary plan so that if the heating ever goes down on the unit there. This could be temperature-controlled heat which could control the back room different than the front room. Mr. Reding hasn't been in the Hulbert Library in the winter time; he knows the baseboard works but there have been complaints about cold spots in there. This could be fixed with mini splits blowing hot air wherever it was needed. Mr. Reding advised that he and Engineer Henning thought that might be the best scenario; to put in the mini splits in that could do cooling and heating. The estimate for this is about \$92,356 for the heating and cooling. Mr. Reding advised that the size of these heating/cooling mini splits, they are more of a commercial size mini splits so that increases the price. Supervisor Drozd asked if that would hook up heat right away; Mr. Reding said yes. There would be heat the same time as there was cool and they could be controlled at different temperatures by rooms. Supervisor Drozd asked about the current boiler; Mr. Reding said that he thinks the boiler will be fine. It's probably 10 years old. He thinks the biggest thing with that boiler is that sometime before Fall/Winter, the whole building should be assessed because there are different thermostats controlling mixing valves and control valves in the ceiling and it is not known where they are located and how they work. Engineer Caleb had mentioned the cold spots and that could be something as simple as a couple bad zone valves. Mr. Reding noted that if the boiler is doing everything it can, as in last Winter when it was really cold, that's when these heat/cool units would kick in and help out to take the chill out. Supervisor Drozd said that about seven years ago there was a boiler problem and at that time the Town found out it was under warranty and the Town just had to pay the labor but nothing has been checked on the boiler since that time. Mr. Reding noted that he doesn't think that

anything is wrong with the boiler but it would be nice to know if everything on the system is working. The boiler also heats the hot water coil inside the air handler to temper the air that is coming in from outside in the Winter time. Supervisor Drozd advised the Board that there is an option for just the five mini split units for cooling only at \$58,325. Supervisor Drozd advised that the highest price option is the mini splits which hang on the wall for \$92 thousand. Mr. Reding said that with this option, power would need to be run to all the outdoor units; locate the outdoor units. There would be five; three behind the fenced area especially after the older unit was removed and then two on the right side of the building. Supervisor Drozd asked about the lead time for the heating/cooling units; Mr. Reding said that both of those units are pretty readily available. This option would be about \$58 thousand if the Town just went with cooling only and stay with just the boiler at the library until that boiler goes. Supervisor Drozd noted that the repair option cost was \$44,000 but that has no guarantee. Mr. Reding advised that he had a representative from Carrier come out to assess it to see if there were any other options; there are no parts available; they have a new style unit. These units are built once a Purchase Order is made which makes it a 12-14 week lead time for the unit. These are modular systems so they come in 4-5 pieces; not readily available.

Supervisor Drozd told the members that when Ken Stone, Chief Fiscal Officer & Deputy Director of the Erie County Public Library System, was here last month, Mr. Stone had advised that there is one more round of grants to go this Fall but the Town would not qualify for any of that grant funding because the project has to be done after the grant was received. Supervisor Drozd asked Mr. Reding if he knew anything about tax credit rebates for the mini splits; he had heard that municipalities can get on these also. Mr. Reding said Supervisor Drozd was correct but they get very funny. If the Town wanted to do that route, they would have to do a full heat calculation of the whole building and then it would need to be sized off what they produce. He thinks that that would require two more units in there because they want you to shut down your boiler and not use it anymore. These units would be your primary heat. Mr. Reding does not think that that is the right thing to do in Springville because we do get down to 0° days for five or six days in a row and these units would not have the output that the library building would need at that time. The Town would be spending more to get some money back; he does not think that the Town would get back the extra the Town would need to spend to meet the rebate requirements. The whole building would need to be sized and they would also require that all gas appliances be cut out as well; to prove it is full electric. Mr. Reding thinks it is approximately \$1,000 per 10,000 BTU or \$12,000 per 10,000 BTU; probably about \$10,000 to \$15,000. It is a chunk of change but it may require the Town to do work and not get back as much as it will cost the Town.

Supervisor Drozd advised that this is the situation. He asked Mr. Reding if the Town proceeded with just the five cooling units, if that would keep the library cool and Mr. Reding said yes it would. That is 15 ton of cooling; right now, that modulates between 9 and 18 and based on the calculations 15 should do it. The unit there was 9 and 18 ton and set up for 15. These would be much more efficient than what is currently there.

Council Krzemien asked if Option 4 was just for the cooling mini units or would they have heat also? Mr. Reding said that it is just cooling for \$58,325. It would be \$92,356 for heating and cooling. There are two different quotes. Council Member Zittel asked Mr. Reding if he felt that the cooling units only with the heat that the Library has, will work for a while? Mr. Reding said yes. What he would want to know is that with the heating system in place, why are they noticing cold spots? Is it a zone valve not opening to a section of the baseboard? Supervisor Drozd said that when Reding was at the Library previously, the crew noticed that the back room is totally cut off. Mr. Reding recalls that his crew did notice something different but he doesn't know exactly how that all transpired. Mr. Reding would like to assess the whole building and compare it to the blueprints that he received from MDA Consulting Engineers to make sure everything is where it should be. Council Member Drake said that there has been a major ice problem in the back over the years. Mr. Reding said that he doesn't know what is up in the ceiling for insulation. Mr. Reding repeated that he thinks the cooling only would work perfect. If there was ever an issue with the boiler, they are not hard to replace/change out. If that ever went down in the middle of Winter, he is sure that something could be put back in

place in a short amount of time (a day or two) so the building would not freeze. The heating units would supplement the Library and help with the cold spots. There were no other questions for Mr. Reding. Supervisor Drozd thanked Mr. Reding. Mr. Reding thanked the Board and said if there were any other questions to reach out to him. Mr. Reding left the meeting at 6:50 p.m.

2. Last month, there was discussion about NYSEG's smart meters. It appears that this discussion opened a can of worms with NYSEG. NYSEG now came up with you cannot opt of smart meters if you are a municipality. When all the municipalities hear that, they can blame the Town. He kicked that sleeping dog pretty hard and it came back to bite us. Lo and behold, NYSEG has already installed the smart meters for our accounts. Supervisor Drozd noted that the Town had opted out for two months and got that bill and then when he started talking to higher up executives at NYSEG, and this happened. Town Attorney Attea said that not that it mattered, but based on what authority? Supervisor Drozd said NYSEG; he continued that he had conversations as well as Caleb Henning, MDA Consulting Engineers, to advise NYSEG that the Town was changing out the sewer plant and would be in contact with NYSEG on the meter for the new plant and that the Town would be relocating the other meter in the woods at the same time. Supervisor Drozd said that two higher ups from NYSEG called him. Town Attorney Attea asked if they had cited any higher authority; they did not. Supervisor Drozd noted that the head of the Government & Community Relations is Chris Knospe and there was another representative that insisted on meeting with Supervisor Drozd; they noted that NYSEG's policy changed and municipalities could not opt out for municipal buildings. The members had discussion about how their bills have gone up since the smart meters were installed.

3. Rhett McNaulty, Kissing Bridge owner, was at a Town meeting a couple meetings ago, and his attorneys met with Town Attorney Attea to review the NYSEG form for the installation of the generator at the KB water plant. They came up with a solution and Mr. McNaulty signed the form; and it was sent back to NYSEG. Town Attorney Attea advised that it was just a simple agreement that the Town would be responsible for all maintenance and that the Town would hold Mr. McNaulty harmless from any expenses related to it unless the maintenance was required due to their negligence or intentional acts. Ryan Holland and a NYSEG representative called Supervisor Drozd; it is hopeful that the Town can get this project going shortly. Water Operator Domes will coordinate with Mr. Holland and the plumber who was going to go in at the same time to fix the leaks when that system is down.

4. While Rhett McNaulty and his account were going through their records, they noticed that the agreement with the Town has not changed the fee on that contract with KB. It's \$100/month. KB is paying more than that for the power up there so KB is basically subsidizing the plant. Supervisor Drozd and Town Attorney Attea have had discussion about this. When the Town demolished the old KB sewer plant and put the new meter in for the lift station, that all comes to the Town now because that was all inside KB. Mr. McNaulty just applied for a building permit and is busy right now, but this agreement is on Mr. McNaulty's radar for review and redo the agreement. Supervisor Drozd thinks that this should be something simple and easy; the Board will wait to see what Mr. McNaulty proposes. It may be that the Town should just take it over like the Town did below. The Town will await Mr. McNaulty's proposal.

5. On June 12, 2025, the Town received the grant money from Lindsay Lorigo for the Park in the amount of \$5,000 and on June 16, 2025 the Town received the \$5,000 Lorigo grant money for the Senior Center. Supervisor Drozd and Senior Director Hunt went through the catalog for the restaurant supply house that the Town has been using and came up with the items to be purchased. The order will be placed next week.

6. The Court Room divider was installed last month; this was purchased through the JCAP grant money. This is the same type of divider that was installed at the Senior Center.

7. Sales tax distribution came. It is still ahead 1.65% above last year and year-

to-date 6.14% over last year according to Ken Vedder, Erie County Sales Tax Department. The Town's sales tax distribution check for the second quarter of Year 2025 was \$230,725.99 and last year it was \$204,429.82. Significantly better than last year and this will help with the Town's budget.

8. The Town received the \$6,236.35 as reimbursement for the second bill from Azar Engineers for the BridgeNY Ross Road culvert project. Secretary Heyden submitted another bill for reimbursement; she's handling this grant processing. Once the paperwork is submitted, the Town gets the money back in about three weeks.

9. The Twelve Springs Church's request to use of the Town Hall was discussed at the June meeting. Town Attorney Attea drafted a new Use Agreement. The agreement has been signed and the Town has received their insurance documents. The church will pay the \$25 use fee when the building is used. They will pick up a key prior to the day and if they end up using the building, they will pay the \$25 use fee when the key is returned each time. Supervisor Drozd thanked Town Attorney Attea for his efforts on this matter. This form will be used for future rentals of the Town Hall.

10. Supervisor Drozd sent a letter out to Seth Wochensky, Executive Director, Springville Center for the Arts about their use of Town Hall for the Art Crawl and the problems we had. They had a face-to-face meeting to discuss. There were more food trucks than in the past and they were all located right here. There were no portable toilets or handwash stations; Mr. Wochensky said that he didn't get them this year. Supervisor Drozd advised that this was taxing on our facilities and the local businesses; he told him that for "food for thought" next year, we need to talk about the next Art Crawl in February/March 2025 and get this resolved for use of the Town Hall next year. Supervisor Drozd noted that the Town may not be opposed to using the Auditorium upstairs for the art work but there may be some changes from years past. Council Member Drake asked if Supervisor Drozd got the Town Hall key from Mr. Wochensky; no, Supervisor Drozd did not; the Town Hall will be getting re-keyed at some point.

11. Town Attorney Attea is again reviewing the disbanding of the Craneridge Lighting District. Last week, Supervisor Drozd received the map from Sam Lewandowski, Craneridge HOA Director. The HOA held their annual meeting last week and it was on their website; anyone who wanted those holes filled needed to contact the HOA and a list is being compiled. Kyle Spier, a registered contractor, will be doing the work. This will be the final bill from that District and Town Attorney Attea will look into the process for final disbanding of the District.

12. Mortons Corner's Fire Department will be purchasing a new truck. Supervisor Drozd spoke with the loan company that they will be using. When the Department has their Public Hearing at the Fire Hall to allow the Department to take the money out of their reserve fund, the Town Board will have to make an acknowledgment that the Town acknowledges that the Mortons Corner's Fire Department is going to purchase a new truck with all the dollar amounts listed. Supervisor Drozd has a template of this acknowledgment and will provide Town Attorney Attea a copy for his review. The Public Hearing is not yet scheduled. Council Member Zittel asked if the fire companies always need to have Public Hearings before purchasing equipment and if there is a dollar amount on this. Town Attorney Attea is not aware of the requirements for fire companies. Mortons Corners Fire Department will then get rid of their 20-year-old tanker.