

MINUTES
REGULAR MEETING & PUBLIC HEARING
THE GORHAM TOWN BOARD
July 15, 2026

The Gorham Town Board held a Regular Meeting and Public Hearing on Wednesday July 15, 2026 at 7:00 pm at the Town Hall in Gorham, NY.

Present; Supervisor Dale C. Stell.

Councilmembers; Chrissy Watkins, Chase Brown.

Councilmember Phil Curtis joined via Zoom.

Councilmember Chris Bay was necessarily absent.

Town Officials in attendance; Chief Operator Water & Wastewater Districts Nate Bay, Highway Superintendent Brandon Ayers, Deputy Highway Superintendent John Grzeskowiak, Code Enforcement Officer Jim Morse, Assessor Enza Mineo and Town Clerk Darby Perrotte. Residents and guests in person and via zoom.

The minutes are written as a summary of the main points that were made and are the official and permanent record of the actions taken by the Gorham Town Board. Remarks delivered during privilege of the floor and discussions are summarized and are not intended to be verbatim transcriptions.

The full zoom recording of the meeting is posted on the town website for viewing and for listening to privilege of the floor comments.

1. Call to Order/Pledge to the Flag
2. Public Hearing – Water District #1 Proposed Improvements.
Supervisor Stell opened the public hearing. Greg Hotaling from MRB Group briefly explained the nature of the project and the updated costs necessitating the need for a supplemental bond resolution.

Lynn Klotz, Lake Drive resident, asked if this would impact water rates for those within the district. She asked about projected funding, if the Town will obtain the WIIA grant they are applying for.

Mr. Hotaling explained how the grant applications work throughout the State and how it is unknown until the awards come out.

With no further comments Supervisor Stell closed the public hearing at 7:12pm.

3. Approval of Minutes - 06/17/2026 Regular Meeting Minutes
06/26/2026 Special Meeting Minutes

On the motion by Councilmember Watkins, seconded by Councilmember Brown, the meeting minutes were approved as submitted. Motion carried unanimously. 4-0

4. Reports of Town Officials -

- A. Chief Operator Water/Wastewater Plants – written report on file.
- B. Highway Superintendent – written report on file.
- C. Zoning/Building Officer – written report on file.
- D. Assessor –written report on file.
- E. Town Clerk – written report on file.
- f. Town Supervisor – written report on file.

On the motion by Councilmember Brown, seconded by Councilmember Watkins, the Reports of Town Officials were approved as submitted. Motion carried unanimously. 4-0

4 Ayes - Stell, Curtis, Watkins, Brown

5. Project Updates -

Supervisor Stell and Town Officials updated the residents and guests on the progress of various projects that are underway in the Town of Gorham.

6. Audit of Bills -

Approval of Vouchers

On the motion by Councilmember Watkins, seconded by Councilmember Brown, the abstract of bills in the amount of \$1,072,422.35 was approved for payment. The motion carried unanimously. 4-0

4 Ayes - Stell, Curtis, Watkins, Brown

7. Business –

- a. Adopt Resolution Approving Proposed Improvements to Water District #1

Councilmember Watkins offered the following resolution and called for adoption. Seconded by Councilmember Brown the resolution was adopted unanimously. 4-0

4 Ayes - Stell, Curtis, Watkins, Brown

**TOWN OF GORHAM
RESOLUTION #15-2026**

APPROVING PROPOSED IMPROVEMENTS SERVING GORHAM WATER DISTRICT #1

WHEREAS, the Town Engineer has prepared a map and plan and estimate of the cost for improvements to the Town water distribution system, which serves the properties in Gorham Water District #1, said improvements being:

1. Transmission watermain replacements and extensions as follows:
 - A. On State Route 364 (E. Lake Road), between Town Line and the water treatment plant, the existing 5,790 linear feet of 8-inch diameter cast iron pipe and 7,060 linear feet of 10-inch diameter cast iron pipe be replaced with approximately 12,850 linear feet of 12-inch diameter pipe.
 - B. On County Road 1, between Driftwood Lane and Lake-to-Lake Road, the existing 2,040 linear feet of 3-inch diameter asbestos cement pipe be replaced with 2,040 linear feet of 8-inch diameter pipe, from Driftwood Lane to Tank #1. It is also proposed that the existing 1,000 linear feet of 2-inch diameter asbestos cement pipe be replaced with 1,000 linear feet of 12-inch diameter pipe, from Tank #1 to Lake-to-Lake Road. This water main will be used to form a loop down Lake-to-Lake Road to the existing watermain along Middle Road.
 - C. On Lake-to-Lake Road, between County Road 1 and Middle Road, the existing 1,040 linear feet of 2-inch diameter asbestos cement pipe that dead ends mid-block be replaced with approximately 5,500 linear feet of 12-inch diameter pipe, extending to the existing watermain along Middle Road in order to form a loop.
 - D. On Middle Road, approximately 1,300 linear feet of 8-inch transmission watermain will be installed to finish the creation of the loop, connecting the new 12" watermain from Lake-to-Lake Road to the existing watermain end at 4481 Middle Road.
2. The replacement of the single County Road 1 Water Storage Tank with two new 500,000-gallon tanks and auxiliary buildings and equipment.
3. The addition of two (2) pressure reducing valves as follows:
 - A. A pressure reducing valve will be provided near the intersection of County Road 1 and Driftwood Lane.
 - B. A pressure reducing valve will be provided at the base of the County Road 1 water tank site

WHEREAS, the plan shows the estimated costs of these improvements to be \$11,900,000.00, such estimated costs to be the responsibility of Gorham Water District #1. The Town intends to apply for a NYSEFC grant administered through its NYS Water Infrastructure Improvement Act (WIIA) program to pay for part of the cost of these improvements. Any remaining amount owing for these improvements will be borrowed from the Drinking Water State Revolving Fund and financed and repaid by the owners of property within the Gorham Water District #1.

WHEREAS, the Town Board of the Town of Gorham duly adopted a resolution on July 26, 2026 calling a public hearing to consider said proposed improvements and estimate of expense,

to be held at the Gorham Town Hall, 4736 South Street, Gorham, New York, on July 15,2026 at 7:00 p.m.

WHEREAS, said public hearing was duly held at the time and place aforesaid, at which all persons interested were duly heard.

WHEREAS, the Town Board has duly considered all of the evidence given at such public hearing.

WHEREAS, pursuant to part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law it has been determined by the Town Board that approval of these improvements serving Gorham Water District #1 would not have a significant effect upon the environment and could be processed by other applicable governmental agencies without further regard to SEQR.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Gorham that, based upon the evidence given at the aforesaid public hearing and its review of the environmental assessment form and findings based thereon, it is hereby found and determined to be in the public interest to provide for the aforesaid improvements of the facilities serving Gorham Water District #1 in the Town of Gorham, as described in the preambles hereof, at an estimated cost of \$11,900,000, and the same is hereby authorized.

I, Darby L. Perrotte, Town Clerk of the Town of Gorham do hereby certify that the aforementioned resolution was adopted by the Town Board of the Town of Gorham on July 15, 2026 by the following vote:

	<u>Aye</u>	<u>Nay</u>
Dale Stell	X_____	_____
Phil Curtis	X_____	_____
Chrissy Watkins	X_____	_____
Chase Brown	X_____	_____
Chris Bay	absent_____	_____

b. Adopt Supplemental Bond Resolution

Councilmember Watkins offered the following resolution and called for adoption. Seconded by Councilmember Brown the resolution was adopted unanimously. 4-0
4 Ayes - Stell, Curtis, Watkins, Brown

077-2026

SUPPLEMENTAL BOND RESOLUTION DATED JULY 15, 2026 OF THE TOWN BOARD OF THE TOWN OF GORHAM, NEW YORK, AUTHORIZING GENERAL OBLIGATION SERIAL BONDS TO FINANCE WATER SYSTEM CAPITAL IMPROVEMENTS WITHIN THE TOWN, AUTHORIZING THE ISSUANCE OF BOND ANTICIPATION NOTES IN

CONTEMPLATION THEREOF, THE EXPENDITURE OF SUMS FOR SUCH PURPOSE, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Town of Gorham Water District #1 is a water district of the Town of Gorham, New York, duly established by the Town Board pursuant to the Town Law, and on May 15, 2024 the Town duly authorized an increase and improvement of facilities therein and duly authorized financing therefor pursuant to a bond resolution dated May 15, 2024 (the "Original Bond Resolution"); and

WHEREAS, actual project costs have proved to be approximately \$871,000 higher than the maximum previously estimated project costs and the Town has duly authorized such additional project costs pursuant to §202-b of the Town Law and the Town desires to provide for the financing thereof by supplementing the Original Bond Resolution by the adoption of this Supplemental Bond Resolution; and

WHEREAS, the Town, acting as lead agency under the State Environmental Quality Review Act and the applicable regulations promulgated thereunder ("SEQRA"), has completed its environmental review and, on May 15, 2024, has duly adopted a negative declaration and has determined that the implementation of the type I action as proposed will not result in any significant adverse environmental impacts; now therefore, be it

RESOLVED BY THE TOWN BOARD OF THE TOWN OF GORHAM, NEW YORK (hereinafter referred to as the "Town"), by the favorable vote of not less than two-thirds of all of the members of such Board, as follows:

Section 1. The Town of Gorham shall undertake certain capital improvements consisting of the acquisition and construction of water improvements for the Town of Gorham Water District #1, duly authorized pursuant to Section 202-b of the Town Law, to include various improvements throughout the water system, including, without limitation, the replacement of watermain throughout the Town, an additional linkage from pressure Zone 2 to Zone 1, and the replacement of the County Road 1 Water Storage Tank, and the acquisition of land or rights in land necessary therefor, if any, and the acquisition of original furnishings, equipment, machinery or apparatus, or the replacement of such equipment, machinery or apparatus, and other incidental improvements that may be required in connection therewith for such construction and district use, as set forth in the Original Bond Resolution (hereinafter referred to as "purpose") in an additional amount not to exceed \$871,000, and said amount is hereby appropriated therefor, and general obligation serial bonds in an aggregate principal amount not to exceed \$11,900,000 of the Town are hereby authorized to be issued to finance said purpose, and bond anticipation notes in anticipation thereof (and renewals thereof) of the Town are hereby authorized to be issued to finance said purpose.

Section 2. The estimated aggregate maximum cost to the Town of Gorham of said purpose, including preliminary costs and costs incidental thereto and costs of the financing thereof, is now estimated to be \$11,900,000. The plan for financing of said purpose is to provide (i) up to \$11,029,000 of such maximum cost by issuance of bonds or bond anticipation notes as

authorized by the Original Bond Resolution, and (ii) up to \$871,000 of such maximum cost by issuance of bonds or bond anticipation notes as herein authorized, to be offset and reduced dollar for dollar by the amount of grants received, if any.

Section 3. It is hereby determined and declared that (a) said purpose is one of the class of objects or purposes described in Subdivision 1 of Paragraph (a) of Section 11.00 of the Local Finance Law, and that the period of probable usefulness of said purpose is forty (40) years, (b) the proposed maximum maturity of said bonds authorized by this resolution will be in excess of five years, (c) current funds required to be provided prior to the issuance of the bonds or notes herein authorized, pursuant to Section 107.00 of the Local Finance Law, to the extent applicable, if any, will be provided, (d) the notes herein authorized are issued in anticipation of bonds for an assessable improvement, and (e) there are presently no outstanding bond anticipation notes issued in anticipation of the sale of said bonds.

Section 4. The bonds and notes authorized by this resolution shall contain the recital of validity prescribed in Section 52.00 of the Local Finance Law and such bonds and notes shall be general obligations of the Town and all the taxable real property in the Town is subject to the levy of *ad valorem* taxes to pay the principal thereof, and interest thereon, without limitation as to rate or amount, subject to applicable statutory limitations, if any, sufficient to pay the principal of and interest on said bonds and notes.

Section 5. It is hereby determined and declared that the Town reasonably expects to reimburse the general fund, or such other fund as may be utilized, not to exceed the maximum amount authorized herein, from the proceeds of the obligations authorized hereby for expenditures, if any, from such fund that may be made for the purpose prior to the date of the issuance of such obligations. This is a declaration of official intent under Treasury Regulation §1.150-2.

Section 6. The power to further authorize the sale, issuance and delivery of said bonds and notes and to prescribe the terms, form and contents of said bonds and notes, including, without limitation, the consolidation with other issues, the determination to issue bonds with substantially level or declining annual debt service, all contracts for, and determinations with respect to, credit or liquidity enhancements, if any, and to sell and deliver said bonds and notes, subject to the provisions of this resolution and the provisions of the Local Finance Law, including without limitation, the authority to determine whether to accept bids electronically to the extent allowed by the Local Finance Law, and the power to contract and issue indebtedness pursuant to §169.00 of the Local Finance Law, if applicable, is hereby delegated to the Town Supervisor, the Town's chief fiscal officer. The Town Supervisor and the Town Clerk or Deputy Clerk are hereby authorized to sign by manual or facsimile signature and attest any bonds and notes issued pursuant to this resolution and are hereby authorized to affix to such bonds and notes the corporate seal of the Town of Gorham.

Section 7. The faith and credit of the Town of Gorham, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds and notes as the same respectively become due and payable. Such bonds and notes shall be payable from a levy on real property in such district benefitted or user charges therefor, in the manner provided by law,

but if not paid from such source, all the taxable real property in the Town is subject to the levy of *ad valorem* taxes to pay the principal thereof, and interest thereon, without limitation as to rate or amount, subject to applicable statutory limitations, if any, sufficient to pay the principal of and interest on said bonds and notes. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year.

Section 8. This resolution, or a summary hereof, shall be published in full by the Town Clerk of the Town of Gorham together with a notice in substantially the form prescribed by Section 81.00 of said Local Finance Law, and such publication shall be in each official newspaper of the Town, in the manner prescribed by law. The validity of said bonds or of any bond anticipation notes issued in anticipation of the sale of said bonds may be contested only if such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or the provisions of law which should be complied with, at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or if said obligations are authorized in violation of the provisions of the Constitution.

Section 9. This resolution shall take effect immediately upon its adoption.

The motion having been duly seconded, it was adopted and the following votes were cast:

	<u>Aye</u>	<u>Nay</u>
Dale Stell	X_____	_____
Phil Curtis	X_____	_____
Chrissy Watkins	X_____	_____
Chase Brown	X_____	_____
Chris Bay	absent	_____

c. Adopt Resolution in Support of Lyons National Bank Application for BDD

Councilmember Brown offered the following resolution and called for adoption.
Seconded by Councilmember Watkins the resolution was adopted unanimously. 4-0
4 Ayes - Stell, Curtis, Watkins, Brown

078-2026

**TOWN OF GORHAM
RESOLUTION #16-2026
AUTHORIZING SUPPORT FOR LNB TO ESTABLISH A BUSINESS DEVELOPMENT
DISTRICT (BDD) FOR AREAS INCLUDING THE TOWNS OF POTTER, GORHAM AND
THE VILLAGE OF RUSHVILLE IN NY STATE**

WHEREAS, the Lyons National Bank intends to operate a full-service bank branch at 1 North Main Street in Rushville, NY to serve the banking needs of the community; and

WHEREAS, the establishment of a Business Development District enhances LNB’s ability to

meet the depository and lending needs of the communities as well as provide financial literacy education and credit development programs for the communities;

NOW THEREFORE BE IT RESOLVED that the Gorham Town Board fully supports the application by LNB for the establishment of a Business Development District to include the Town of Gorham, NY.

I, Darby L. Perrotte, Town Clerk of the Town of Gorham do hereby certify that the aforementioned resolution was adopted by the Town Board of the Town of Gorham on July 15, 2026 by the following vote:

	<u>Aye</u>	<u>Nay</u>
Dale Stell	X_____	_____
Phil Curtis	X_____	_____
Chrissy Watkins	X_____	_____
Chase Brown	X_____	_____
Chris Bay	absent_____	_____

079-2026

d. Approve Purchase of 2027 Truck for the Highway Department

On the motion by Councilmember Watkins, seconded by Councilmember Brown, to purchase a 2027 Ford 450 XL not to exceed \$90,000.00. The motion carried unanimously. 4-0

4 Ayes - Stell, Curtis, Watkins, Brown

080-2026

e. Approve Bid from Kistner Concrete for Lake Drive Drainage Channel Upgrade

On the motion by Councilmember Brown, seconded by Councilmember Watkins, to approve the bid from Kistner Concrete for the Lake Drive drainage channel for \$227,300.00. The motion carried unanimously. 4-0

4 Ayes - Stell, Curtis, Watkins, Brown

081-2026

f. Approve Purchase of Office Furnishings for Town Supervisor’s Office

On the motion by Councilmember Watkins, seconded by Councilmember Brown, to approve the purchase of new office furnishings for the Supervisor’s Office, not to exceed \$5,900.00. The motion carried unanimously. 4-0

4 Ayes - Stell, Curtis, Watkins, Brown

082-2026

g. Foreign Fire Tax Audit

Supervisor Stell presented the Board with a corrective action plan, on file in the Town Clerk's Office

8. Set Next Meeting Date – The next regular meeting will be held on Wednesday August 19, 2026 at 7:00 pm at the Gorham Town Hall.

9. Privilege of the Floor –

Several residents spoke during privilege of the floor.

The full zoom recording of the meeting is posted on the town website for viewing and to listen to privilege of the floor comments.

10. Executive Session –

On the motion by Councilmember Watkins, seconded by Councilmember Brown, the Board entered into executive session at 7:50pm to discuss acquisition, lease or sale of real property or securities when publicity would substantially affect the value.

On the motion by Councilmember Brown, seconded by Councilmember Watkins, the Board returned to regular session at 8:45pm. No action was taken in executive session.

Both motions carried unanimously. 4-0

4- Ayes – Stell, Curtis, Watkins, Brown

083-2026

11. Adjournment – with no further business, on the motion by Councilmember Brown, seconded by Councilmember Watkins, the meeting was adjourned at 8:46 pm. The motion carried unanimously. 4-0

4- Ayes – Stell, Curtis, Watkins, Brown

084-2026

Respectfully Submitted,

Darby L. Perrotte
Town Clerk