

Regular Meeting, Town Of Otto

A regular meeting of the town board of the Town of Otto, Cattaraugus County and the State of New York was held at the Otto Town Hall, 8842 Otto- East Otto Road, Cattaraugus, NY on the 17th day of March 2026.

Present:

Randy Beenau	.. Town Supervisor
Marlene Gregory	.. Councilmember
Brenda Mallaber	.. Councilmember
Paul Stang	.. Councilmember
Kevin Walker	.. Councilmember
Trisha Priest	.. Town Clerk
Robert Barber	.. Highway Superintendent
Jeff Holler	.. Code Enforcement Officer

Others Present:

David Jackson, Town of Otto resident.

Randy Beenau called the regular board meeting to order at 7:08pm following the public hearing with a quorum present.

RESOLUTION 2026-13

Approval of minutes

On a motion made by Councilmember Mallaber and seconded by Councilmember Walker, the following resolution was

ADOPTED Ayes 5 Beenau, Gregory, Mallaber, Stang, Walker
 Nays 0

Resolved that the minutes of the February 2026 Regular Meeting of the Town Board is approved with correction.

Privilege of the Floor

Dave Jackson raised ongoing concerns about the quality of his well water, noting potential impacts on his household, property, and livestock. The Town has acknowledged his complaint and collected a water sample for analysis. Mr. Jackson described damage to plumbing, appliances, and his water heater system, as well as difficulties with septic maintenance and agricultural use. He also expressed concerns about possible health effects and property value. While livestock losses were mentioned, no direct cause has been confirmed. Discussion included a possible alternative water source such as the spring on Mr. Jackson's property. The Town has begun seeking additional assistance to address the possibility of expanding municipal water to the area.

Highway Superintendent Robert Barber reported on the activities of the Highway crew.

1. Snow plowing and sanding the roads. Not nearly as much as in February.
2. The road sweeper is back together. They realized that underneath the fuel and hydraulic tank was all rotted out. The tanks were removed and new framework was made to support the tanks making it washable now. They got the broom core back and that seems better but it still has a small bounce to it. The crew spent three days out brooming.
3. Mr. Barber received a letter from Senator Borello's office stating the SAM grant is no longer available and suggested other opportunities for a salt shed grant. He reached out to soil and water. Tyler Pharr told him there is a water quality improvement project grant that will be announced May 1, 2026. The design and application deadline is July 1, 2026. The Town would hear back by the end of the year if they were awarded the grant. Reimbursement funds would be available in August 2027. The grant covers 75% of the project cost leaving the Town with 25% share. The Town share for a new salt shed is estimated to be \$125,000.

4. Truck #3 needed a turbo and Cummins wanted \$6600.00 for a new one. Heavy Duty parts wanted \$3550.00 and a Turbo distributor in Bristol PA wanted \$6855.00. Mr. Barber found one on ebay for \$1290.00. It was delivered with the exact part number which is brand new with a one year warranty.
5. The crew started to clean the ditch on Colvin Road until the joystick on the excavator started to act up. He had Alta Equipment at the shop to diagnose the problem but it didn't act up for them.
6. The Lange Road property is on auction at the County Building on Thursday and he plans to attend.

Council Member Paul Stang discussed acquiring the services of a new attorney to manage the solar project agreements. Joel Seachrist has joined the solar team. The previous attorney has not responded back to inquiries and has been difficult to get a hold of. There are concerns regarding the legal agreement with Peter Sorgi and the possibility of canceling that agreement under a breach in services. In regards to David Jackson's water issue, Paul spoke about the possibility that if his well was dug too deep. It could be leaching in the natural brine water at that depth. Especially when there had been a dry summer and well water levels were lower. He suggests that Mr. Jackson should consult a well water contractor for an inspection.

Supervisor Randy Beenau first wanted to thank Mr. Barber for his help clearing space in the Town clerk's Office to accommodate file cabinets and a supervisor's desk in the near future. He discussed the Freedom Fest Committee notes for the festival in August. There has been talk about a property on South Hill Road being turned into an Air BNB. There currently is no exclusion for short term rentals in the Zoning Law. The planning board would like to model a law off of Ellicottville's law regarding short term rentals and they would like the board to put a moratorium on short term rentals until a law is put in place. They also inquired about a moratorium on lithium battery storage for the solar farms.

Code Enforcement Officer Jeff Holler presented his monthly report from 02/18/2026 thru 03/17/2026

1. He took seven calls.
2. Completed one inspection.
3. No Permits were issued
4. The annual report has been submitted to the state.

Town Clerk The monthly review of the town clerk activities for the month of February 2026.

\$2,510.00 was collected during the month of February. The following disbursements were made:

Town Supervisor	\$2,501.00
Department of ag & markets	\$9.00
Catt Co. DPW	\$0.00
DEC	\$0.00
NYS-DOH	\$0.00

The Town Clerk's Monthly report was distributed to the Board.

Tax Collector unpaid property tax owners were mailed a second notice on March 2, 2026. The notice includes the allowable \$2 processing fee that is added to the property tax amount owed. There are 109 parcels still outstanding.

Assessors Report via Email

The February report is as follows:

- Because exemption renewal applications are due March 1, February is always one of our busiest months answering tax payer questions, processing applications, contacting applicants for additional information, etc. In order to best serve these applicants, we also take time to call those who have not returned sufficient backup with their renewal applications. Reminder letters were sent in early February to all applicants who's

application had not yet been received.

- Renewal applications for Agricultural Assessment and Senior Citizen Exemption are being submitted and processed. So far, 93% of Agricultural Assessment and 92% of Senior Citizen renewal applications have been processed.
- 36 properties were reviewed for Roll Year 2026, this includes building permits as well as internal reviews flagged by our office for various reasons.
- The Assessing Office has corresponded with several property owners about their assessments, tax bills, and exemptions.
- There was one property transfer in January. You can find more information about these sales here: <https://www.cattco.org/real-property-and-gis/sales>

Waste Water Operators Report via email

Tom Patterson is pleased to say that after reverting all but one operational aspect to their previous settings, the clarifier sludge blanket remains at a stable depth. This leads me to conclude that in fact it was an electrically actuated valve in the air system which was the failure point. By that valve not opening it allowed no air to push sludge through the recycling system. As a "fix" that valve is simply pinned in the open position rather than open a percentage of the time that the air system runs. I suspect the reason for this valve to exist is to allow for varied control of the sludge wasting rates compared to aeration time. It is my opinion that having this valve pinned open is fine operationally and so at this time I have not sought any information on a repair or replacement valve.

Delmar Electric was back on site on 3/6 to do the work of replacing the power disconnect for the RBC located inside of the enclosure. An invoice was received on 3/11 in the amount of \$3,445.00.

I also received two additional quotes from Delmar since the last report to the board. One to supply a motor matching the one currently in service on the RBC, and another to add lighting to the same end of the enclosure where the work was performed in changing the previously mentioned disconnect.

\$823.41 is the quoted price of the motor with drop shipping to the town garage; the quote is included with this report. The quote for the addition of the light is in excess of \$3,000. I feel that is an unnecessary sum of money to be approved for solving a relatively small issue. I have not reached out for any additional quotes because my belief is that even at the price difference shown from the last round of quotes it would still be more money than I would be comfortable asking to have approved.

I do ask that you consider if not now, in the future, appropriating funds to purchase the motor. By acquiring that motor it would help be better prepared for a failure of either the RBC or clarifier motors. Currently there is a spare motor in stock only for the clarifier. Truthfully if it were only possible to have one or the other it would be preferable to have the opposite motor in stock, so I do feel this would be a wise investment.

The latest operational abnormality is not at the plant but instead the lift station located between The Waverly and Otto Auto. There has been an intermittent issue with the pump(s) not shutting off once the level in the wet well has reached the height of the "off" setpoint in the pump controller. This causes the pump(s) to run continuously until power is cycled to the controller. After some trial and error I believe the trouble was with the pressure transducer which transmits a variable signal to the pump controller and not in the controller itself. After disassembly and cleaning of the transducer normal function seems to have returned. There is a replacement transducer in stock should the situation change.

While battling a case of spring fever I have taken a little time to remove excess sod and gravel away from the RBC hut and will continue when weather improves again. I plan also to wash the outside of the hut and pump enclosures

Monthly reporting to the DEC was submitted on 3/4/26 and accepted later that day.

The next round of regular sampling will be completed on 4/8.

RESOLUTION 2026-14

Establish .gov website and email addresses

On a motion made by Councilmember Gregory and seconded by Councilmember Walker, the following resolution was

ADOPTED Ayes 5 Beenau, Gregory, Mallaber, Stang, Walker

 Nays 0

Whereas; New York State has enacted a new law requiring local governments to use .gov domains for official websites and email communications. This mandate is intended to improve cybersecurity, enhance public trust, and prevent phishing and fraud attempts.

Therefore be it resolved that Supervisor Randy Beenau is authorized to apply for a domain name of Otto.ny.gov website domain and to establish official email addresses for the Town Supervisor, Town Clerk and Highway Superintendent.

RESOLUTION 2026-15

Establish Amazon Business Account

On a motion made by Councilmember Mallaber and seconded by Councilmember Walker, the following resolution was

ADOPTED Ayes 5 Beenau, Gregory, Mallaber, Stang, Walker

 Nays 0

Resolved to partner with the Association of Towns to acquire a no cost Amazon Business account for the Town's use.

RESOLUTION 2026-16

Audit of Claims

On a motion made by Councilmember Gregory and seconded by Councilmember Walker, the following resolution was

ADOPTED Ayes 5 Beenau, Gregory, Mallaber, Stang, Walker

 Nays 0

Resolved that the bills contained on Abstract #003 in the amount of \$ 29,212.73 have been reviewed by Town Board and are authorized for payment in the following amounts:

General Fund	No.	26	through	37	\$9078.05
Highway Fund	No.	24	through	37	\$29212.73
Water District	No.	10	through	11	\$1197.69
Light District	No.	3			\$408.13
Sewer District	No.	7	through	8	\$532.58

RESOLUTION 2026-17

Clerk's & Collectors Monthly Report-February

On a motion made by Councilmember Stang and seconded by Councilmember Mallaber, the following resolution was

ADOPTED Ayes 5 Beenau, Gregory, Mallaber, Stang, Walker

 Nays 0

Resolved that the Clerk's February 2026 reports be accepted as submitted.

With no further discussion, on a motion of Supervisor Beenau and seconded by Councilmember Gregory, the meeting was adjourned at 8:39pm. Carried unanimously.

The next monthly board meeting will be held on April 21, 2026 at 7PM at the Otto Town Hall.

Respectfully Submitted,
Trisha Priest, Otto Town Clerk