

**MINUTES** of the Pembroke Town Board **Workshop** held on **March 28<sup>th</sup>, 2013** at the Pembroke Town Hall, 1145 Main Road, Corfu, New York.

**PRESENT:** Edwin F. Mileham Jr., Supervisor  
Edward G. Arnold, Jr., Councilman  
Peter G. Sformo, Councilman (delayed)  
John J. Worth, Councilman  
Gary L. DeWind, Councilman

**OTHERS PRESENT:** Nicole Begin, Town Clerk; Stephen Stocking, Highway Superintendent; Taylor McCabe, McCabe Enterprises; Mark Masse, GCEDC; Tom Carpenter, Clark Patterson Lee; Mike George, 77 Construction; Tom Schneider, Planning Board Chairman.

The Workshop was called to order at 7:40 A.M.

**OLD BUSINESS**

**COMMUNITY CENTER** – Mike George from 77 Construction will be working on repairing the door at the Corfu Building that was hit the plow truck in the winter months. Mr. George has been trying to locate the material used on the outside of the building so he could match it up but has been unable to find the material or the manufacturer. He will move forward with the repair using a different material and he will also put a roof over the door to protect it from snow and ice.

The Town Board discussed the Community Center at length. Councilman Worth said we are losing money on that room. Councilman Arnold said that it is the Town’s responsibility to maintain the Community Center and the taxpayers foot the bill to take care of the roof replacement and building repairs so residents should have a place to go to hold gatherings. The Board discussed who uses the hall, who pays for use of the hall and what those costs should be. The Board agreed that no matter who the person is, if they are renting the hall for a private party they should be paying the full rental fee.

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A **MOTION** was made by Councilman DeWind, seconded by Councilman Arnold to increase the rent amount for ALL private parties to \$150.00 for residents/\$350.00 for non-residents plus a \$75.00 deposit cleaning fee returned by mail after inspection of the hall and the hall is found to be clean. Residents must provide proof of residency.

Not-for-Profit groups are exempt from these fees **for meetings only**. These groups exempt are Corfu Fire Department/District (fire department business only), Town Board, Village Board, Boy Scouts, Girl Scouts, VFW, Garden Club, Tonawanda Creek Watershed Group, CPD Kiwanis. The \$25.00 deposit for the key will also still remain in effect for all.

These rules will take effect for all new scheduled dates as of today March 28<sup>th</sup>, 2013

**ALL AYES - MOTION CARRIED**

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**LIGHTING AT TOWN OF PEMBROKE BUILDINGS** – Taylor McCabe explained the lighting savings that are possible at the Town Buildings. Mr. McCabe and a gentlemen from Lime Energy walked the buildings and grounds and listed the potential savings. Mr. McCabe also informed the

board that lighting could be added to the park along with this work that is being done. He can get a information from Dave Barsuk about running the water line at the park from the first pavilion to the shed and will also get a price for poles for new LED lights at the park if the Board wishes to go ahead with lighting at the Town Park.

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A **MOTION** was made by Councilman Worth, seconded by Councilman DeWind to move forward with McCabe Enterprises on a grant for lighting changes at the Town Hall and Corfu Building for an annual savings of over \$6,000.00 with an initial cost of \$26,145.03

**ALL AYES - MOTION CARRIED**  
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**SEWER PROJECT** – The new Mayor for the Village of Corfu takes office on April 8<sup>th</sup>, 2013. Some of the new officials met with the Village engineer regarding the sewer project to get information about the grants and costs of the project. Tom Carpenter said that the town is in a position to go out to bid with the project but recommends waiting for until the Village board meets, for bod resolutions to be approved and to get contract approval from the DEC & New York State. In order to move forward the Bond Resolutions need to be passed by both the Village and the Town boards. Councilman Arnold feels that the Town Board should meet with the new Village board to make sure everyone understands the project, costs, and where the boards want to go.

**COMMUNITY CENTER ROOF** – A Proposal was submitted by engineers from Clark Patterson Lee and Assoc. and it contained two options, a complete roof replacement or a roof overlay. If done the job must be bid out at prevailing wage.

**UPDATE FROM GCEDC** – Mark Masse said the Economic Development Center (EDC) received a call regarding a company wanting a 1-acre lot in the BETP site and he was asking for the board’s approval. The board would like to see him move forward and see if the interest is there for development. The EDC may have an opportunity to purchase more property in the Town near the area of the BETP. More information will be known at a future date.

**NEW BUSINESS**

**PARK** - Taylor McCabe explained to the board that the League in which the Lyndonville Tigers play had set by-laws which state that each team must provide showers for the home and away teams. For the time being the Tigers have been working on the issue and using the Flying J rest stop as their designated shower location. Without a permanent shower the Tigers could lose their season schedule in the league. The Tigers are asking the board if they would consider a permanent locker room/shower building in the Town Park. Councilman DeWind said that would be a disaster to have something like that in the park. It would cause problems as far as use. Would it be for men only and if not when and how would women be allowed to use it? The board made no comments at this time.

**ROUND TABLE DISCUSSION**

**Supervisor Mileham** – The American Legion is asking for funding for the Moving Wall Exhibition in 2014. Supervisor Mileham said the board could think about that at budget time.

Councilman Sformo emailed Town Clerk Begin asking that handyman Scott Strollo be provided with a town credit card so that he can purchase items needs for the construction repairs to the bathrooms in the community center. The board felt that Scott should have a card for use as long as he signs the Credit Card user agreement.

Councilman Sformo arrived at 10:50 A.M.

Town Clerk Begin reported that Doneen Pflazer, the clerk for Zoning, Assessing and secretary to the Planning Board and Zoning Board of Appeals has been offered a full time position elsewhere and will be leaving the Town. Her last day is Friday April 5<sup>th</sup>. Tom Schneider also reported that the ZBA Chairman may be leaving as well but he is not certain. The board discussed whether or not the clerk’s position should be split up into two positions.

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A **MOTION** was made by Councilman Arnold, No second was given to split the zoning/assessors clerk into two positions. The Board decided they will speak with the Assessor and the Zoning officers to see what they would prefer.

**MOTION NOT CARRIED**  
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The Board discussed information they have been receiving regarding the Humel property. It appears there may be two (2) apartments being occupied again and the Board is unsure if that takes him out of compliance again. The Board will discuss with the town attorney and the Zoning officers.

The Town Board members walked through the Community Center to see what they would like to change or update and where they want to go with the space in the future.

Supervisor Mileham said that there have been some issues with someone tilling up the ball fields at the Town Park. He thinks if it continues it is considered destruction of property and the person/people should be arrested. The Town has been told by many other towns and teams that we have the best fields around. The fields are maintained by the school and Mr. Mileham feels that the town should be contacted by anyone other than the school if they want to make changes to the fields.

**Councilman DeWind** – The extra mats purchased by the Town that are used under the bleachers at the park are located in the Village highway garage and will be brought up to the Town Hall.

Mr. DeWind asked Highway Superintendent Steve Stocking to get ball field sand from Clarence and place it near the ball fields so it can be used to fill in spots and holes.

Mr. DeWind said that the PYS will be putting up signage on the back fences of the ball diamonds again.

Kutter’s Cheese sign will be removed from the park property.

Councilman DeWind said that the Mertie Doll house has been put on the market. The Town has a six month contract with Nothnagle to try to sell the house. Excel fence staked out the property. The gas has not been transferred yet to National Fuel but will be done soon. Supervisor Mileham said the Nothnagle site has had many hits from people looking at the house.

Mr. DeWind has been pricing out new playground equipment for the Town Park and prices on the high end are around \$14,000.00 for swing sets and \$6,000.00 for merry-go-rounds

**Superintendent Stocking** – Mr. Stocking asked if his budget could be amended. He was informed that the town will get \$21,000.00 more in CHIP money with the passing of the NYS Budget and would like to amend the budget to get it added so it can be used. Supervisor Mileham will ask the part-time bookkeeper from Freed Maxick to get the information needed for a resolution.

Mr. Stocking was notified by NYS DOT that they will be widening Route 77 right past the Town Park entrance and the DOT would like to know when the Town will be doing the work necessary to the Park entrance. Mr. Stocking would like to work with the DOT to get the work done simultaneously.

Mr. Stocking asked the Board if it was possible to combine the Planning and Zoning Boards into one board if there is a chance we could lose the ZBA Chairman. The Board said it was worth having the committee look into it.

**Councilman Worth** – Mr. Worth looked over some new grants that have been proposed but there is nothing to apply for that pertains to the town at the moment.

**Councilman Sformo** – Mr. Sformo expressed that he still thinks the Town needs a full time maintenance person to take care of the town properties. The board talked about purchasing a new stove for the Community Center kitchen.

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A **MOTION** was made by Councilman Arnold, seconded by Councilman DeWind to purchase a stove for the Community Center Kitchen for a cost not to exceed \$9,000.00.

**4 AYES – 1 NAY - MOTION CARRIED**  
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**RESOLUTIONS**

**RESOLUTION # 24 of 2013 – Village of Corfu Lease Agreement**

On **MOTION** of Councilman Arnold, seconded by Councilman Worth, the following **RESOLUTION** was **ADOPTED** by roll call vote: Councilman Arnold, AYE; Councilman Worth, AYE; Councilman DeWind, AYE; Supervisor Mileham, AYE.  
ALL AYES - MOTION CARRIED

**WHEREAS** the lease for the Village of Corfu offices and court room expires May 31<sup>st</sup>, 2013 and the Village of Corfu and the Town of Pembroke wish to renew the lease agreement; **NOW, THEREFORE, BE IT**

**RESOLVED** that the Pembroke Town Board agrees to renew the lease with the Village of Corfu for two (2) years at the rate of \$9,161.69 June 1, 2013 – May 31, 2014 and \$9,436.54 from June 1, 2014 – May 31, 2015. All other provisions of the current lease remain the same, and the Pembroke Town Board authorizes the Supervisor to prepare and sign the new lease on behalf of the Town of Pembroke.

**RESOLUTION # 25 of 2013 – Municipal Agreement – Village of Akron**

On **MOTION** of Councilman Arnold, seconded by Councilman DeWind, the following **RESOLUTION** was **ADOPTED** by roll call vote: Councilman Arnold, AYE; Councilman Worth, AYE; Councilman DeWind, AYE; Supervisor Mileham, AYE.  
ALL AYES - MOTION CARRIED

**RESOLVED** the Town of Pembroke Town Board, authorizes the Town of Pembroke Supervisor to enter into an Intermunicipal agreement with the Village of Akron, for the purposes of providing coverage for building and code enforcement on an emergency or temporary basis due to the absence of the Village of Akron’s code enforcement officer.

**RESOLUTION # 26 of 2013 – Proposal for Roof Repairs at the Pembroke Community Center**

On **MOTION** of Councilman Worth, seconded by Councilman Arnold, the following **RESOLUTION** was **ADOPTED** by roll call vote: Councilman Arnold, AYE; Councilman Worth, AYE; Councilman DeWind, AYE; Supervisor Mileham, AYE.  
ALL AYES - MOTION CARRIED

**RESOLVED** the Town of Pembroke Town Board authorizes the Town Supervisor to sign the proposal for the engineering evaluation of the roof at the Pembroke Community Center building.

On **MOTION** of Councilman Arnold, seconded by Councilman Sformo to adjourn the meeting at 12:23 P.M.

**ALL AYES – CARRIED**

Respectfully Submitted,

*Nicole M. Begin*

Nicole M. Begin  
Town Clerk

THESE MINUTES ARE A DRAFT ONLY OF THE TOWN BOARD WORKSHOP AND END OF YEAR MEETING OF MARCH 28, 2013 AND ARE SUBJECT TO CHANGE AND/OR REVISION PRIOR TO APPROVAL BY THE TOWN BOARD.