

MINUTES of the Pembroke Town Board **Workshop Meeting** held on **September 26th, 2013** at the Pembroke Town Hall, 1145 Main Road, Corfu, New York.

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

OTHERS PRESENT: Nicole Begin, Town Clerk; Joe Joyce, American Legion Post #626; Dave Bielec, Village of Corfu Trustee; Andrew Kosa, CPL; Ken Lauer, Village of Corfu Trustee/PCSD School Board; Mark Masse, GCEDC; Tom Schneider, Planning Board Chairman.

The Workshop was called to order at 7:30 A.M.

OLD BUSINESS

COST OF FREEDOM MOVING WALL TRIBUTE – Joe Joyce updated the Town Board on the Cost of Freedom Tribute Moving Wall coming to the Town Park in June 2014. The company that is loaning the moving wall did a site inspection at the Town Park and liked the location. The escort of the wall from Batavia is scheduled for 10:00 A.M. on June 11th, 2014.

The American Legion approached the Pembroke Central School and Oakfield School about having the students compete in a contest for the inscription that will be placed on the stone in the Town Park. The students would write a poem of 100 words or less and the poem that is chosen will be read by the student at the park on the day the stone is placed during the Cost of Freedom tribute. The stone will remain in the park when the tribute is done. The footer has been placed at the park for the stone.

Mr. Joyce received a quote from Creekside Septic for port-a-johns for the occasion. He will also check around to see if he can get a better price or if a company would be willing to donate them for the occasion.

The programs for the event will be printed in March of 2014.

SEWER PROJECT – Andrew Kosa from Clark Patterson Lee (CPL) updated the Town Board on the sewer project. He said construction has started and crews are working on the bores at the intersection of Routes 5 & 77. The crew will work for the next 2-4 weeks on Route 5, bore across Route 77 at the school and work on pump station #1.

COMMUNITY CENTER ROOF – Andrew Kosa also gave an update regarding the roof at the Community Center. The color sandstone has been selected and construction start date is anticipated for October 7th. The expected completion date is December 1st, 2013.

PARK ELECTRICAL – Supervisor Mileham reported that National Grid is waiting to receive our paperwork and then they will put in the transformers. Mr. Mileham sent out the information on Monday.

DOLL PROPERTY – Supervisor Mileham received a message from Russ Romano at Nothnagle about the appraisal that was done on the Doll property. There is one window that needs to be painted and the appraiser needs access to the attic. National Fuel could not get the hot water tank started when testing the new gas lines. Brian from Seaman’s Hardware took care of getting it lit. The next property insurance payment is due on October 31st for coverage from Oct. 2013 to Oct. 2014. Supervisor Mileham is going to hold off on payment because the house should be closed on in the next few weeks.

NORTH PEMBROKE CEMETERY GRANT – Supervisor Mileham reported that the Town was notified that our grant was approved for the North Pembroke Cemetery. The check was received in the amount of \$22,947.00 and is to be used for a new fence and driveway upgrades. Councilman DeWind will notify the low bidders that gave quotes for the grant submittal so they can get started on the work at the cemetery.

AGREEMENT WITH SCHOOL FOR PARK MAINTENANCE – The Pembroke School Superintendent presented an agreement to the Town Board in August for Snow & Ice Removal and Park Maintenance. The snow and ice agreement was always a separate agreement and the Highway Superintendent has expressed his wish that the snow and ice agreement remain separate from the park maintenance agreement. The School Superintendent presented signed separate agreements for the Town to sign and enter into.

Councilman Arnold relayed feedback that he was receiving from residents regarding the park agreement and he believes we should try it for one year. Councilman DeWind asked if the Town Clerk could maintain a complaint log during that time frame to help the board make a better decision about the agreement after a year.

Mr. Sformo said that the Town Park is for all residents and he doesn’t have a problem with the school mowing it but knows that they do mow so they can have access to the park. He thinks that if there were no athletic fields at the park, the school would not be mowing it for free. Councilman Sformo said he does not agree with the wording in the park agreement giving the school “the right of first access and overriding access to any and all Town Park fields”. Mr. Sformo believes that the Town should hire someone to maintain the park because it is a Town Park and the “Town” should maintain it. Councilman Sformo said you should not have to call the school to reserve fields at the Town Park.

Supervisor Mileham asked if the Board was willing to pay for the equipment and person or people needed to maintain the park. Mr. Mileham said that the town would have to purchase another tractor and mower to do this. Mr. Arnold said that the school has all the mowing equipment and the Town has all the plowing equipment and it makes sense to utilize that for at least a year.

Councilman Sformo believes we should not be charging the school for snow plowing either. Councilman Worth said the Town has to charge because the school is a separate entity and the Town cannot plow without getting fees back at cost.

 A **MOTION** was made by Councilman DeWind, seconded by Councilman Arnold to enter into separate one year agreements for park maintenance and snow and ice removal with the Pembroke Central School District

FOUR AYES – ONE NAY – MOTION CARRIED

NEW BUSINESS

VILLAGE OF CORFU STUDY – Village Trustee Dave Bielec said that the Village Board has voted unanimously to conduct a study regarding the dissolution of the Village of Corfu. He asked if the Town would be willing to help in any way if needed.

CHAMBER OF COMMERCE TRAVEL GUIDE – Nora Kohorst is working with Kelly Rapone at the Genesee County Chamber of Commerce on the Town of Pembroke Travel guide page. Nora is donating her time for this endeavor.

COMMUNITY CENTER – Supervisor Mileham said that the bathrooms were left a disaster after the last Village of Corfu Court session and the renters of the hall had to hire someone to come and clean them before their event on the following Saturday. The board discussed the ongoing issues with the bathrooms and decided to have the Supervisor get a price on having them cleaned each week when the offices in the court are cleaned.

Supervisor Mileham has been asked if the Court areas and Police area floors could be cleaned and waxed like was done in the community center. The Board agreed to have the Supervisor get a quote from the ARC for this work.

BUFFALO EAST TECH PARK (BETP) – Mark Masse from the GCEDC said that the Town Planning Board and County Planning Board approved the site plan for Yancey’s Fancy. The Planning Board will make a recommendation to the Town Board for a change in zoning to Industrial for one BETP parcel. The sewer project in the Tech Park is out to bid and the bid opening is on Friday at 2:00 P.M. at the EDC. Mr. Masse said that all approvals are in place and variances have been approved. Yancey’s Fancy is moving forward at the BETP.

The BETP land was posted as private property and hunting will not be allowed. This is because there were some complaints and more importantly new projects will be starting there very shortly and there should be no hunting there while this development is being done.

The EDC received a document from Town Attorney Mark Boylan to get \$750,000.00 in funding from the EDC toward the sewer project. They will look it over before releasing any funds. The EDC is waiting for a letter from the Village of Corfu before releasing \$75,000.00 in funding towards the Village of Corfu sewer plant project.

The Route 5/Main Road improvements at the BETP will be done in the spring because NYS DOT will not allow work to be done after October 12th.

ROUND TABLE DISCUSSION

Supervisor Mileham – Supervisor Mileham received a flyer from United Wind about conducting a wind study at the Town Hall. The board discussed cost, sizes of wind turbines and usage and agreed to get a free wind quote. Supervisor Mileham will make a call.

The Town received information from Industrial Appraisal Co. for a new appraisal to be done on town property. The insurance company recommends that this be done. The cost would be approximately \$2,650.00. Since there have been no changes since the last time it was done the board would like to hold off until 2014.

On **MOTION** of Councilman DeWind, seconded by Councilman Arnold to enter into Executive Session to discuss a personnel matter.
ALL AYES - MOTION CARRIED TIME 9:10 A.M.

On **MOTION** of Councilman Arnold, seconded by Councilman DeWind to reconvene into regular session.
ALL AYES – MOTION CARRIED TIME: 9:15 P.M.

Supervisor Mileham reported that no decision was made in Executive Session.

Supervisor Mileham said that a woman who owns two unused plots at the North Pembroke Cemetery would like to sell her plots back to the Town because she is moving away to be near family and will not use them. The Board discussed buying them back for what she paid for them. Mr. Mileham will contact the previous caretaker Larry Casper to see how much the plots were purchased for. There is a stone there that she will have removed.

A **MOTION** was made by Councilman Arnold, seconded by Councilman DeWind to buy two plots from Janet Luzier at the North Pembroke Cemetery.
ALL AYES – MOTION CARRIED

Planning Board Chairman Schneider – Mr. Schneider reported that the Planning Board approved the re-zone of the front portion of the Tech Park to Industrial.

The Special Use permit for American Paving has been tabled until the next meeting so the Planning Board Chairman can speak to the property owner.

The Planning Board held a Public Hearing regarding the RC Pulsars on Knapp Road. Many members of the Planning Board and Town Board have driven by the location several times on weekdays, weeknights and weekends and no one has seen a plane flying. Councilman Sformo said he was hoping the residents would call the Town Hall when the planes are flying so that someone can contact the board members to go out and see the planes flying. Mr. Schneider said the Planning Board is trying to find a way to satisfy both sides.

Mr. Schneider said the Planning Board voted to make a recommendation to the Town Board for Zoning Text and map changes to the Zoning Law. The Attorney is working on the SEQR for the Local Law to submit to County. The Town Board will hold a Public Hearing at the regular board meeting in October and make a decision later in the month at the workshop meeting after we receive the County's referral.

Mr. Schneider reported that the next Zoning Committee meeting is scheduled for October 1, 2013 at 7:00 P.M.

BUDGET – The Preliminary budget was given to the Board members for review. Supervisor Mileham said the Town may have to consider pulling back the chargeback that we give to the County to lower the County taxes for our residents and we could possibly have a town tax in the next year or two according to the Town auditor. The chargeback to the county reduces county taxes for residents by approximately \$1.00 per thousand of the assessed value. The County Treasurer must know if we are paying the chargeback by October 1st. Councilman Arnold said he has an issue with what we are now being told compared to what the auditor has told the Board in the past. The Board agreed to send the chargeback to the County for 2014 but will consider whether or not they will do it for the 2015 budget. The Board discussed ways to cut spending. Councilman Sformo said that at some point the Town may not be able to sustain the chargeback to the county due to rising costs. Supervisor Mileham said all budget submissions for 2014 were essentially the same as was budgeted for 2013.

The Board discussed loss of state funding and village funding toward the Summer Youth Recreation program. The Board said it may come to a point where we either charge for the program or cancel it due to state mandated minimum wage requirements and cost of running the program.

There was also discussion of cutting spending at the Town Park. The Board wanted to pave the park driveway in 2014 due to people speeding on the driveway and creating potholes but said that it may be something that will have to wait a few years.

Councilman Sformo suggested holding a special budget meeting with the auditor. Supervisor Mileham will set up a special meeting to discuss the preliminary budget.

Councilman Arnold – Mr. Arnold said there was a problem with one of the burners on the stove at the Community Center and it needs to be repaired. The stove was installed in April so it is still under warranty. Councilman Arnold will contact Batavia Restaurant Supply to have it fixed.

Councilman Sformo – Mr. Sformo reported that the auto-flush units were installed at the offices/court in the Corfu building.

Councilman DeWind – Mr. DeWind said the small roof over the Corfu Fire Department side door will be worked on soon. The contractor has been working steadily and was unable to get to it sooner.

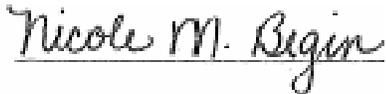
Mr. DeWind reported that the fireworks following the Lyndonville Tigers Championship game at the Town Park were excellent and were enjoyed by many people.

There was discussion regarding the Corfu Winterfest. Councilman Sformo will work with the group on behalf of the Town.

RESOLUTIONS - None

On **MOTION** of Councilman Sformo, seconded by Councilman Arnold to adjourn the meeting at 10:45 A.M. ALL AYES – CARRIED

Respectfully Submitted,



Nicole M. Begin, Town Clerk

THESE MINUTES ARE A DRAFT ONLY OF THE TOWN BOARD WORKSHOP MEETING OF SEPTEMBER 26, 2013 AND ARE SUBJECT TO CHANGE AND/OR REVISION PRIOR TO APPROVAL BY THE TOWN BOARD. APPROVAL OF MINUTES BY THE TOWN BOARD ARE DONE AT THE NEXT REGULAR TOWN BOARD MEETING.