

PRESENT: Supervisor S. Broderick; Councilmembers W. Geiben (ZOOM), J. Jacoby, R. Morreale and J. Myers; Deputy Sup. W. Conrad; Atty. A. Bax; Finance Director J. Agnello; Bld. Insp. T. Masters; Dpt. Bld. Insp. E. Zimmerman; Rec. Dir. T. Smith; Police Chief Previte; Eng. R. Lannon; Sr. Center Coordinator M. Olick; Town Historian M. Maggard; 11 Residents, 2 Press (1 ZOOM) and Clerk D. Garfinkel

Supervisor opened the meeting with the Pledge of Allegiance and a moment of Silent Reflection.

### AGENDA APPROVAL

Additions: Morreale – Car bid should read 2013; Bax – Sanborn Fire Company Band contract.

**Myers MOVED to approve the Agenda as amended, Seconded by Jacoby and Carried 5 – 0.**

### RESIDENTS STATEMENTS

Murnyack, John – Ridge Road – The Town started revisions to the Town Code. Murnyack asks if this is still being worked on, and will the public be able to speak on them. Broderick said yes to both questions.

At the last meeting the Town approved something with Modern. Murnyack asked what that was. Broderick said it was an approval that if the Town received grant money for the cost of totes, the Town would reimburse Modern for the purchase of them.

Murnyack was led to believe that Modern said, when they did their presentation a couple of meetings ago, they would be able to have something in place by September. Broderick said it is looking like November now.

At the last meeting there were a couple large expenditures approved. Murnyack said it would be nice if residents could know there is this amount in the budget and this is what is being approved. The residents could see where the Town stands.

Copelin, Jena – Lower River Road - Copelin is an owner of a historic home on the Niagara River, and wants to share this 2.5-acre property with her guests, visitors and the community. The guests and visitors support the local shops, restaurants and bars.

Copelin highly respects her neighbors and her neighborhood and takes great pride in preserving the property.

Copelin is asking that reasonable regulations be implemented for short-term rentals so her property can be utilized to support tourism and the Town's rich history. Regulating short-term rentals honors the unkept potential the Town has.

Copelin has spoken to business owners, residents and employees of Lewiston, regarding short-term rentals. Copelin read some of their comments.

Copelin is asking the Board to approve modern day commerce for its community. Short term rentals offer economic opportunities supporting tourism, based on the Town's rich historic resources, the Niagara River and close proximity to Niagara Falls and Canada.

In Copelin's case, owning a historic home, supporting short term rentals allows the Town to establish guidelines to encourage and reuse its historic sites. Regulating them allows for the sustainability of its heritage. The lower river community has unkept potential for tourism and can be tactfully shared with tourists and the community without causing disruption to locals.

Heritage and tourism are crucial to the Town. Copelin is here to offer both and hopes the Town supports her.

#### DEPARTMENT HEAD STATEMENTS

Senior Center Coordinator Melina Olick

Olick invites all to come to the Center on September 26<sup>th</sup> to hear Dr. Kay from Roswell Dermatology speak. The Center will hold its annual Halloween Party on October 31<sup>st</sup>. Chili and Apple Crisp day on October 26<sup>th</sup> and they continue with fun football Friday's. Paulette Glasgow has arranged for Windsong Imaging to come to the Center on November 7<sup>th</sup>. November 9<sup>th</sup> is open enrollment for Medicare.

Recreation Director Tim Smith

Corn Hole has been successful, so it will continue by going indoors. Fall Festival will be October 14<sup>th</sup> at Kiwanis, with Fall crafts and food. Trunk or Treat is October 28<sup>th</sup> at Kiwanis, with family activities for all. Smith encourages everyone to sign up. Lego Night is at the Senior Center on November 2<sup>nd</sup>.

Wood Grinding Service Awarded - Highway Superintendent Zahno not present. Broderick handled.

The following bids were received: Villani's Lawn and Landscape LLC - CPY = \$3.35 Total = \$29,850; Economy Tree Service Inc. - CPY = \$1.75 Total = \$31,250; Lardon Construction Corp. - CPY = \$4.35 Total = \$38,000 and Zoladz Construction Co. Inc. - CPY = \$4.23 Total = \$42,757.

**Jacoby MOVED to approve Villani's Lawn and Landscape LLC in the amount of \$29,850, Seconded by Morreale and Carried 5 – 0.**

#### APPROVAL OF MEETING MINUTES

**Morreale MOVED to approve the Work Session meeting minutes of September 11, 2023, Seconded by Jacoby and Carried 5 – 0**

#### AUDIT PAYMENT

**Morreale MOVED to approve the Regular Abstract of Claims numbers 23-02441 thru 23-02594 and recommend payment in the amount of \$183,977.38, plus a Post Audit of \$11,746.68, Seconded by Myers and Carried 5 – 0.**

PENDING / OLD BUSINESS - None

NEW BUSINESS

Clerk Garfinkel informed the Board that Niagara Falls County Club has applied for renewal of their alcoholic beverage license for the Grill Room, Clubhouse and the Patio.

SUPERVISOR BRODERICK

Legal

Bax provided a revised Agreement between the Town and Sanborn Fire Company Band. Members of the Band have asked that marching in parades be changed to stand alone concerts. This will reduce their annual stipend from \$5,000 to \$3,000.

**Jacoby MOVED to approve the Agreement between the Town and Sanborn Fire Company Band, Seconded by Myers and Carried 5 – 0.**

**Jacoby MOVED to authorize the Supervisor to sign the Agreement between the Town and Sanborn Fire Company Band, Seconded by Myers and Carried 5 – 0.**

Engineering - Nothing

Finance

2024 Tentative Budget Presentation

Clerk Garfinkel distributed the 2024 Tentative Budget and read the Schedule of Salaries for Elected Town Officials: Highway Superintendent - \$78,218; Town Clerk - \$68,163; Supervisor - \$46,707 (Annual salary for the Supervisor position is \$46,707 Supervisor Broderick currently only accepts an annual salary of \$35,000 with a salary waiver equal to \$11,707); Town Justices (2) - \$30,537; Council Members (4) - \$15,443.

Agnello thanked all Board members and Department Heads for their cooperation in preparing the budget. Everyone worked hard in their commitment to reducing taxes.

Finance – Budget Revisions - Agnello requests the following budget revisions:

Transfer \$85,269 from NYS AIM Related revenue - A00-1000-2750-0000, to NYS AIM revenue - A00-1000-3001-0000, to adjust the budget where the NYS AIM payment will be posted per NYS.

Transfer \$1,150 from Budget Officer Contractual - A00-1310-0400-0000 to Budget Officer Equipment - A00-1310-0200-0000, to cover the purchase of a computer.

Transfer \$2,150 from Brush Contractual - A00-5140-0400-0000 to Highway Admin. Equipment - A00-5010-0200-0000, to cover the purchase of a computer and office flooring.

Transfer \$2,750 from Transfer from Other Funds - A00-1000-5031-1189 to Senior Center Gasoline & Diesel - A00-7630-0400-3510, to cover gasoline expenses through the remainder of the fiscal year.

Transfer \$4,500 from Recreation Contractual - A00-7310-0400-0000 to Recreation Concessions Contractual - A00-7310-0402-0000, to cover Concession contractual expenses.

Transfer \$650 from Grant Writing Contractual - B00-8095-0400-0000 to Delinquent Lawn Maintenance Contractual - B00-3620-0401-0000, to cover delinquent lawn cutting expenses. These expenses are placed on the property owners 2024 taxes.

Transfer \$14,000 from Police Union Welfare Benefits - B00-9070-0800-0200 to Police Hospital & Medical - B00-9060-0800-0200, to cover additional funding due to personnel changes in the plan through the year.

Transfer \$1,500 from Transfer from Other Funds - SS1-1000-5031-1189 to Treatment & Disposal Gasoline & Diesel - SS1-8130-0400-3510, to cover gasoline expenses through the remainder of the fiscal year.

**Jacoby MOVED to approve the transfers as presented, Seconded by Myers and Carried 5 – 0.**

Investment Report – Agnello presented the following Town investments:

The following investments matured on 09/14/2023:

<u>Account</u>	<u>Cost</u>	<u>Value</u>	<u>Maturity</u>	<u>Yield</u>	<u>Interest to be Earned</u>
General	\$2,932,187.50	\$3,000,000.00	9/14/2023 6 months	4.836833	\$67,812.50
Capital	\$1,466,093.75	\$1,500,000.00	9/14/2023 6 Months	4.836833	\$33,906.25

The Town earned a total of \$101,718.75 in interest on these investments on 09/14/2023.

On 9/14/2023 we evaluated the opportunity to make additional investments and, due to the favorable market interest conditions, have proceeded with the following investments on behalf of the Town of Lewiston in US Treasuries with KeyBanc Capital Markets that will mature on 3/14/2024:

<u>Account</u>	<u>Cost</u>	<u>Value</u>	<u>Maturity</u>	<u>Yield</u>	<u>Interest to be Earned</u>
General	\$2,920,830.00	\$3,000,000.00	3/14/2024 6 months	5.450848	\$79,170.00
Capital	\$1,460,415.00	\$1,500,000.00	3/14/2024 6 Months	5.450848	\$39,585.00

The Town will earn \$118,755 upon maturity on March 14, 2024.

The following are ongoing investments on behalf of the Town in US Treasuries with KeyBanc Capital Markets that will mature on 12/14/2023:

TOWN BOARD MEETING

September 25, 2023

6:00 PM

<u>Account</u>	<u>Cost</u>	<u>Value</u>	<u>Maturity</u>	<u>Yield</u>	<u>Interest to be Earned</u>
General	\$1,072,005.37	\$1,100,000.00	12/14/2023 6 months	5.251550	\$27,994.63
Savings	\$ 877,095.30	\$ 900,000.00	12/14/2023 6 Months	5.251550	\$22,904.70

With the above ongoing investments, the Town is expected to earn an additional \$55,899.33 in interest in 2023.

To date, the Town has earned interest over the past years as follows:

2023 = \$ 185,742.08

2022 = \$ 343.00

2021 = \$ 4,553.89

2020 = \$ 77,024.95

2019 = \$ 7,595.00

Total \$ 275,258.92

Jacoby believes the Town wouldn't be receiving this interest payments if Agnello was not vigilant. Board members thank Agnello.

COUNCILMAN GEIBEN – Nothing to report

COUNCILMAN JACOBY – Nothing to report

COUNCILMAN MORREALE

Accept Bid for 2013 Car

2013 Ford Escape placed on Auctions International. The high bid was \$9,200. Before placing the car out to bid, Morreale and Garfinkel went online for price quotes. They were approximately \$2,000 less than the high bid.

**Morreale MOVED to accept the \$9,200 bid for the 2013 Ford Escape through Auctions International, Seconded by Myers and Carried 5 – 0.**

Morreale thanked Masters for taking good care of the car, allowing the Town to receive a good price.

Grass Cutting – Taxes

Building Inspector Tim Masters submitted this year's Grass Cutting costs. These amounts will be levied onto the homeowners 2024 Town and County taxes.

Eleven (11) parcels were cut in the Town for a total fee of \$7,866.25, plus Administration Fees totaling \$3,500 for a total of \$11,366.25.

**Morreale MOVED to approve these fees to be placed on the parcel owners 2024 Town & County taxes, Seconded by Myers and Carried 5 – 0.**

HVAC Contract Awarded

The Town went out to bid for a 3-year Maintenance Contract for the heating and air conditioning units at the Town Hall and the Senior Center.

The following Bids were received:

H.W. Bryk & Sons - \$7,625; J.R. Swanson Plumbing - \$2,000/year; Mollenberg-Betz - \$4,286 – 2023 – 2024 / \$4,468 - 2024– 2025 / \$4,620 – 2025 – 2026; D & M Refrigeration, Inc. - \$2,551 and Steve’s Heating & A/C, Inc. - \$2,450 (2-Year).

**Morreale MOVED to award the 3-year Maintenance Contract for the heating and air conditioning units at the Town Hall and the Senior Center to J.R. Swanson Plumbing at a cost of \$2,000/year for a total of \$6,000, Seconded by Jacoby and Carried 5 – 0.**

COUNCILMAN MYERS

The Sanborn Historical Society has their regular meeting on September 26<sup>th</sup> with a special program - Country Folk by Roy Stayner.

RESIDENTS STATEMENTS – No one wished to speak.

Supervisor read the upcoming meeting schedule. The Zoning Board of Appeals will be held at the Senior Center at 6 pm. Broderick asked Masters if the 6 pm will be permanent. Masters said the Zoning Board needs to vote on this, it can’t be a decision of the Chairman. Broderick said leave it at 6:30 pm.

**Myers MOVED to adjourn the meeting, Seconded by Jacoby and Carried 5 – 0.** (6:28 pm)

Transcribed and respectfully submitted by:

Donna R. Garfinkel, Town Clerk