

**PRESENT:** Supervisor S. Broderick; Councilmembers W. Geiben, J. Jacoby, R. Morreale & J. Myers; Dep. Sup. W. Conrad; Finance Director J. Agnello; Atty. A. Bax; Water Foreman D. Zahno; Highway Supt. Trane; Police Captain Cain; Senior Center Director Olick; Parks & Recreation Director Dashineau; Town Assessor Johnson, 3 Residents and Clerk D. Garfinkel

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

#### AGENDA APPROVAL

**Geiben MOVED to approve the Agenda, Seconded by Morreale and Carried 5 – 0.**

#### DEPARTMENT HEAD STATEMENTS

Assessor Johnson wished to address the Board regarding Assessments in the Town and a Grant. Johnson introduced Cindy Baire - GAR Associates and Debra Littere - Town of Cambria Assessor. Johnson and Baire distributed an Assessed Value vs. Equalization Rate packet.

Baire said people are asking why now? The market is so hot. The equalization rates are so volatile and keep changing. It is not a function of the assessments; its New York State and it can't be controlled without doing a project of this nature.

The key is to be as transparent as possible with property owners. The situation needs to be explained to where they understand. Reassessments do not raise more tax dollars. The budget is the budget, and Lewiston has not had an update in several years. Taxes do change, and this is a mechanism for collection.

A lot of leaders are concerned about properties going up and paying more taxes, one also needs to think of the residents whose taxes will go down. Even though the equalization rates are close to 50%, everyone's assessment will go up, but does not mean their taxes will. Typically, a third of the Town will see an increase in their estimated taxes, a third will stay the same and a third will go down.

Why the Board would be concerned about the residents whose taxes will be going up, one should also be concerned about those receiving the benefit.

This would flatten out the line, so everybody is paying what they should be. All properties are involved; residential, commercial, vacant land.

It will be painful for some involved, but it is the best thing to do. There is no State law that says the Town has to do this, other than they all have to be at the same rate.

If all the properties in the Town were at 50%, then you could convert the math and be done. But some are at 40%, some at 60%, all over the Board, the State just takes an average.

This is a very tough decision, so the key is to keep it up. Going years and years and not having it done, you will be in the same situation. It is better to update annually, or on a three or four-year cycle. It is best for the property owners.

Baire understands it is a hard decision but it is what is best for the whole, and that is what needs to be kept in mind. What is best for the entire community.

Geiben asked, after the Town applies for the Grant, and money is received, and a date is chosen to start, what is the time frame for completion. Baire said the grant is a separate issue. The timeframe for reassessment is about 2-years.

In regards to the Grant. Baire said it is proposed for more of a shared-services, with multiple communities across Niagara County applying for the grant. Washington County applied, with six municipalities that had not updated, so they worked together.

The Grant application goes out in July 2022 and awarded in October, so the Town would have to wait another year. They fund about 85% of the project, which is a lot.

Morreale questioned what it is they look for when reviewing the grant application. Baire said they look to see for shared services. Multiple municipalities are a plus, outlining how they would share the information, work together, share one common contractor, update together.

Myers asked if there is one segment that is more likely to go up or fluctuate, undeveloped land, smaller houses, larger houses. Baire said that is very hard to predict, until the sales analysis is used.

Everyone will see an increase, because the Town is at 50%. Real estate is consistent across the board.

Once the initial data verification is complete; residents will receive a form with interior information and they can request an interior tour or complete the form.

Broderick asked for an approximate cost for a full-reassessment of the Town. Baire said if the Town decides to go to RFP's she will have already given the amount. For a size of Lewiston, doing complete data collection and review, new photos, new sketches etc. between \$400,000 – \$450,000 for two years.

Bax said if there is a cooperation between multiple municipalities, that is a lot more work, does the 2-year time line still apply? Baire would say no. Depending on who is working together, what needs to be done, it may require another year.

Jacoby asked if the Town were to start prior to applying/receiving the Grant, would that fact help, hinder, or it's not known, the Town would receive the Grant. If the Town starts, Baire does not believe the Town would be eligible to have the initial cost covered. The goal would then be to be eligible for the next cycle.

Assessor Johnson said Commercial property and vacant land, have never been revisited and assessed.

The goal of the Grant, is communities that share school districts, be on the same cycle.

Senior Center Director Olick – Van Driver

Geiben and Olick spoke regarding Van Driver Ray London. His last day of employment was October 6, 2021.

**Geiben MOVED to confirm and approve the separation of employment with Van Driver Ray London, Seconded by Jacoby and Carried 5 – 0.**

#### APPROVAL OF MEETING MINUTES

**Geiben MOVED to approve Town Board meeting minutes of October 25, 2021, Seconded by Morreale and Carried 5 – 0.**

#### ABSTRACT APPROVAL

**Myers MOVED to approve the Regular Abstract of Claims numbered 21-02837 – 21-02980 and recommend payment in the amount of \$204,034.24 plus a Post Audit of \$12,542.40, Seconded by Geiben and Carried 5 - 0**

PENDING / OLD BUSINESS – None

NEW BUSINESS – None

#### SUPERVISOR BRODERICK

Adoption of 2022 Budget

**Geiben MOVED to approve the 2022 Budget as presented, Seconded by Jacoby and Carried 5 – 0.**

## Budget Revisions

Agnello requests the following budget revisions:

Transfer \$190 from Engineer Contractual - A00-1440-0400-0000 to Engineering Equipment - A00-1440-0200-0000 to cover the purchase of a new computer monitor.

Transfer \$4,000 from Traffic Control Contractual - A00-3310-0400-0000 to Highway Garage Equipment - A00-5132-0200-0000, to cover the purchase of a new garage ceiling vent.

Transfer \$5,000 from Engineering SWPP Revenue - B00-1000-2660-0100 to PIP Engineering Contractual - B00-1440-0440-0100, to cover applicant paid engineering expenses.

Transfer \$12,825 from Police SRO Revenue - B00-1000-1520-0220 to Police SRO Personnel - B00-3120-0100-0025, to cover SRO payroll expenses.

Transfer \$1,500 from Contingency - B00-1990-0400-0000 to Street Lighting Contractual - B00-5182-0400-0000, to cover replacement of street light globes and snowflake decorations in Sanborn.

Transfer a total of \$65,000, with \$15,000 from Highway Seasonal Personnel - DB0-5110-0100-0200 and \$50,000 from Highway Snow Removal Personnel - DB0-5142-0100-0000 to Highway General Repairs Personnel - DB0-5110-0100-0000, to cover payroll expenses.

Transfer \$140 from Sanitary Contractual - SS2-8110-0400-0000 to Master Sewer Contractual - SS2-8110-0400-0000, to cover contractual expenses.

Transfer \$410 from Water Transmission & Distribution Personnel - SW1-8340-0100-0000 to Water Transmission & Distribution Equipment - SW1-8340-0200-0000, to cover shipping for a chainsaw.

**Morreale MOVED to approve the budget transfers as presented, Seconded by Geiben and Carried 5 – 0.**

COUNCILMAN GEIBEN

Geiben requests the hiring of the following Recreation Aides for the Lewiston Family Ice Rink: Previte, Frank - \$13.00/hr.; and following at a rate of \$12.50/hr.: Woods, Robert; Randazzo, Rocco; Fournier, Ethan; Patrick, Finley; Miller Anthony; Massaro, Sophie and Reid, Trent.

**Geiben MOVED to hire those listed, Seconded by Jacoby and Carried 5 – 0.**

Recreation Personnel

Geiben read a letter from Recreation Director Michael Dashineau. Dashineau announced his resignation as Recreation Director effective December 31, 2021.

Dashineau stated, in order to ensure a proper transition to a new Director, as well as ensure no interruption in programs available, he is offering to stay on until December 31<sup>st</sup> to help train.

**Geiben MOVED to accept Recreation Director Michael Dashineau's resignation, Seconded by Morreale**

Dashineau will work his new job, and cover the Ice Rink during this time.

Geiben wished Dashineau best of luck with his new position. Board members wished him the same.

**Motion Carried 5 – 0.**

COUNCILMAN JACOBY

Ricchiazzi, Nicholas - Site Plan – 4699 Model City Road – Existing frame garage to be used for landscaping equipment storage and existing OMU garage for landscape office space, with a 6’ chain link fence.

**Jacoby MOVED to declare a Negative Declaration for Ricchiazzi, Nicholas, Site Plan – 4699 Model City Road, Seconded by Geiben and Carried 5 – 0.**

**Jacoby MOVED to approve the Site Plan - 4699 Model City Road, Seconded by Geiben and Carried 5 – 0.**

COUNCILMAN MORREALE

Lauer, Martin – One-Lot subdivision – 4300 Williams Road – One-Lot Subdivision classified as a minor subdivision.

**Morreale MOVED to declare a Negative Declaration for Lauer, Martin – 4300 Williams Road, Seconded by Geiben and Carried 5 – 0.**

**Morreale MOVED to approve the One-Lot Subdivision, classified as a minor – 4300 Williams Road, Seconded by Jacoby and Carried 5 – 0.**

COUNCILMAN MYERS – Nothing to report

RESIDENTS STATEMENTS – No one wished to address the Board

**Geiben MOVED to adjourn the meeting, Seconded by Morreale and Carried 5 – 0.** (6:36 pm)

Transcribed and respectfully submitted by:

Donna R. Garfinkel, Town Clerk