

TOWN OF WAYNE BOARD MEETING MINUTES December 9, 2014

Public Hearing 6:30 pm. Two items to discuss:

- To present proposed changes to the current Land Use Regulations in section 6.2.6 under General Uses to delete and redefine the terms 'principle use' and 'accessory use.' There was minimal discussion, and all agreed to make changes as presented.
 - A motion was made to accept changes to LUR as presented was made by Councilperson Wood, seconded by Councilperson Carlson, and all in favor.
Roll Call Vote:
Councilperson Wood – aye
Councilperson Haar – aye
Councilperson Haff – aye
Councilperson Carlson – aye
Supervisor Butchko - aye
- To present a proposed local law providing for a partial property tax exemption for capital improvements to residential buildings pursuant to real property tax law 421-F. There was minimal discussion, and all agreed to make changes as presented.
 - A motion was made to accept the partial property tax exemption as presented was made by Councilperson Carlson, seconded by Councilperson Haar, and all in favor.
Roll Call Vote:
Councilperson Wood – aye
Councilperson Haar – aye
Councilperson Haff – aye
Councilperson Carlson – aye
Supervisor Butchko - aye

Supervisor Butchko called the Board Meeting to order at 6:50 pm, with roll call and Pledge of Allegiance

Present: Supervisor Butchko
Town Clerk Mooney
Councilperson Carlson
Councilperson Wood
Councilperson Haff
Councilperson Haar

Also present: David Bauer, Bill Torp, Wayne Hand, James Thomas, Joe Hauryski

Approval of Minutes

The minutes from November 11, 2014 Town Board Meeting were reviewed and revised. Motion to approve minutes as amended made by Councilperson Carlson, seconded by Councilperson Haar, and all in favor.

County Update – Joe Hauryski

Highway – All the County road work planned was completed on time. They did a nice job on County Routes 230 and part of 87.

The Health Care Facility is now in private hands, and the sale of it led to a tax decrease this year. The Health Care Review Committee is looking at two Requests for Proposals for 2 facilities for a drug and rehab program. The Bath facility will be maintained as is.

Property 2% Tax Cap – The majority of the towns and municipalities are going to allow the county to administrate them, as an umbrella plan.

Share Services – The request to use shared services for office supplies and highway supplies. Councilperson Carlson stated that we like to support the local community for the office supplies. Highway Superintendent Bauer encouraged working with Jim Gleason of the County Purchasing Department to get competitive pricing on expensive highway items.

Supervisors Report

Supervisor's report and fund transfers were presented and discussed. There was extensive discussion of the year end reserves, proposed reserves, bank accounts, and budget modifications. See attached worksheets and explanations.

Councilperson Carlson made a motion, seconded by Councilperson Wood, to adopt the proposals as presented and to give Supervisor Butchko the authorization to pay both A and DA 2014 expenses on Abstract 13. All in favor.

Roll Call Vote:

Councilperson Wood – aye
Councilperson Haar – aye
Councilperson Haff – aye
Councilperson Carlson – aye
Supervisor Butchko – aye

Councilperson Wood made a motion, seconded by Councilperson Carlson, to modify the 2014 budget to move \$35,000 to account DA5130.2 and all in favor.

Roll Call Vote:

Councilperson Wood – aye
Councilperson Haar – aye
Councilperson Haff – aye
Councilperson Carlson – aye
Supervisor Butchko – aye

Councilperson Haar made a motion, seconded by Councilperson Haff, to approve the supervisors report and fund transfers. All in favor.

Clerks Report

The clerks report was presented.

Vouchers were presented and discussed. There was a discussion and agreement to limit the pre-pays, and to pay non-essential bills/vouchers on the standard monthly accounting schedule. There was discussion to increase Petty Cash to \$100 at the New Year Organizational Meeting. A motion to approve vouchers as presented was made by Councilperson Haar, seconded by Councilperson Haff, and all in favor.

Legal

There was discussion of hiring Leslie Mauro of Harter, Secrest, & Emery, LLP to function as an 'as needed' municipal attorney and to retain her services to review the current LUR. Councilperson Carlson stated he is a strong supporter of moving forward with this review of the LUR. The attorney can only 'recommend changes' in the legal wording of the document. Supervisor Butchko will meet with attorney December 22.

Councilperson Carlson made a motion, seconded by Councilperson Wood, to accept municipal law assistance from Harter, Secrest, & Emery law firm, and to approve a \$6000 retainer for LUR and as needed legal services. All in favor.

Roll Call Vote:

Councilperson Wood – aye
Councilperson Haar – aye
Councilperson Haff – aye
Councilperson Carlson – aye
Supervisor Butchko – aye

There was discussion about reviewing the Time Warner contract with the attorney's to explore cable/phone/TV/internet options with other companies.

Justice Report

Report was reviewed. No discussion.

Justice appointee Gary Prawel is in training all week. Acting Justice Wolverton will transition with Justice appointee Prawel.

The Board will request Justice Prawel's attendance at the Board Meetings to discuss Board set fines, court fees, and communication with the Board on Town issues.

Highway Superintendent Report

Journal was reviewed and discussed.

FEMA – We received \$45,000.

Department of Health – Yearly water inspection was passed with the replacement of filters and a well screen vent and cap on the Town water system.

Regarding the possible continued contaminated water, we will continue to look through the files for the single page contract that Attorney Hancock made with previous homeowners approximately 20-30 years ago.

The new rental people in McAfee's property have doubled the amount of the water use. Discussion of placing meters on each property to monitor use. Superintendent Bauer will investigate.

Property Assessor Report

Discussion of 'real' values vs 'anomalous' values. Assessors deal with 'averages' when defining clusters of values. As an assessor the assessed value of a property must be able to be explained by the market place. Assessed values are somewhat market driven, but that is not the only answer.

Exemptions, for senior citizens and farms will go out at the first of the year. There have been some farmers that have missed these exemptions in the past, and they will be notified in the future.

Code & Zoning Officer

Officer's report was reviewed and discussed.

There was a discussion of some unstable metal stairs on a lake front property on East Lake Road. This will be looked at.

Watershed

KWIC Report reviewed. Request the number of septic inspections past dues again, and early past due and long past dues.

Planning Board

Review of minutes as submitted.

Dog Control Officer

No report.

Beth Kenyon to work on Town puppy mill legislation for future Board review.

History Group

Review of report as submitted.

The volunteer party was a big success.

Kay Thomas and Wayne Hand were acknowledged as the volunteers to the year. Special appreciation was given to David Bauer for his generous help on the playground and to Bill Wolverton for his conscience assistance in the Justice transition. Also recognition to Marshall Young's herculean watershed inspections and to Lois Wood for obtaining the Taylor Foundations grant for the playground.

Web Site

We have had a lot of hits on the web site.

Scott Demmin and Bob Wixson to come to the Town Hall December 18 to discuss changes and updates to the web site.

Adjourn

A motion to adjourn the Town Board Meeting was made by Councilperson Wood, seconded by Councilperson Haar. All in favor.

Adjourned at 8:50 pm.

Next Town Board Meeting and Organizational Meeting will be January 13, at 6:30.

Respectively Submitted

Beth Mooney
Town Clerk
December 9, 2014