

January 7, 2014

The regular meeting of the Varick Town Board was called to order by Supervisor Robert Hayssen at 7:00 p.m. Present at this meeting were Council Members Peter McDonald, John Saeli, Kathy Russo, and Robert Bauman; Town Clerk, Donna Karlsen; Bookkeeper, Angela Testa; Highway Superintendent, Richard McCulloch; Town Justice, David Ettman; Attorney for the Town, Steve Ricci; Planning Board Members, and reporter Aneta Glover.

Oaths of Office: Newly elected officials, Council Members, Kathy Russo and Peter McDonald and Town Justice, David Ettman were sworn in by Supervisor Robert Hayssen and oaths of office were signed for a term of four years, to expire on December 31, 2017.

Planning Board: Thomas Bjorkman handed out a condensed version of the Varick/Romulus Depot Zoning Study that the Planning Boards of the Town of Varick and Town of Romulus have been diligently been working on with the assistance of Stuart Brown Associates. He also introduced Bob Aaronson from the IDA. Included in this packet were Objectives of Depot Zoning Revisions, Relation of Zoning Revisions Project to Other Issues, Objective and Framework, Proposed Zoning Districts – Romulus and Varick and a color-coded map of the zoning districts.

IDA representative, Bob Aronson explained that the Army and the IDA have a Memorandum of Understanding and he spoke of Federal Funding for Environmental purposes. He also explained that once the land on the depot property is remediated the Army then turns the title and deed to this property over to the IDA. He reported that Steve Absolom and two others are the only Army civilians working currently and Steve Absolom is due to retire.

The proposed zoning map was reviewed in detail and it was noted that there are areas that have been deeded over with ground water and digging restrictions located in the Town of Varick. An area has also been zoned for adult entertainment which according to the planning board is required, but Attorney Steve Ricci questioned this requirement and will do some research regarding this matter. It is presumed that the IDA will consider selling this land, which is why it is so important that the two towns implement zoning regulations. The towns can enter into discussion with the IDA to take over this land as well. Mr. Aaronson stated that there are varying interests in this property.

In relation to this discussion, Highway Superintendent, Richard McCulloch reported that he accompanied Pat Jones from the IDA and Roy Gates, Seneca County Highway Superintendent when they drove along County Road 135, which runs through the depot. Mr. McCulloch reported that the base of this road is solid. He indicated that the culverts are superior to anything the town has with no drainage issues that he saw at that time. He noted that some clearing of brush from the sides of the road and upgrading of ditches

would be needed along the 3.3 miles. He felt that with manpower, machines to complete some shim work and paving at an estimated cost of approximately \$100,000 per mile, this road would be one of the best roads in the town if the town takes ownership. A discussion was held regarding the path in which this road follows and where the road should meet Route 96A. Mr. Aaronson stated that if anyone would like to drive along County Road 135, they can contact Steve Absolom.

Mr. Aaronson spoke of money earmarked for an old transportation bill that got passed many years ago, but funds were never spent. It was suggested that these funds be requested through Congress and other parties to be diverted to this project.

Further discussion was held regarding the use of the land to include the conservation area and the current bunkers that exist. Mr. Bjorkman reported that both boards have spent a lot of time developing the intent of the zoning and developing provisions for special use permits. An informational meeting will be held in the Romulus Central School auditorium on January 23rd at 7:00 p.m. with Barbara Johnson as presenter.

Highway: Mr. McCulloch reported that on several occasions he has found the door to the conference room left unlocked. It was suggested that a sign be put up reminding those using the conference room to lock the door before they leave and a new lock set installed.

Mr. McCulloch stated that for 2015 budgeting purposes, he would like the board to consider including the purchase of a new 10-wheel dump truck. The two ten wheel trucks the town currently has are 28 and 13 years old and he would suggest replacing the 28 year old truck with a new one. He reviewed the condition of the 13-year old truck and the recent maintenance it has required. Mr. Hayssen reviewed the fund balance in the highway and indicated that if Mr. McCulloch felt that the purchase of a new ten wheeler should be addressed, there is money in the bank to do so this year. Mr. McCulloch reported that the county is replacing their ten wheel truck which was purchased the same year as ours and he will contact them for information and duplicate what the county is doing and bring this information back to the board.

Mr. McCulloch reported that the recently replaced circulating pump on the boiler shorted out from water leaking from bolts on New Year's Day. He received permission from Supervisor Hayssen to hire Richard McCulloch to replace the pump. The town purchased the replacement pump from HEP for a cost significantly lower than what was charged by All Pro Plumbing & Heating. Mr. Saeli questioned why Mr. McCulloch didn't replace the pump himself. Mr. McCulloch stated that he didn't know what was causing the boiler to not work properly, which prompted his call to Mr. Hayssen. Mr. Hayssen stated that he had also been called to the town hall by Judge Ettman prior to this incident regarding excessive heat in the conference room shortly after All Pro had completed the work on

the boiler. Mr. Hayssen then called Mike Caskey of All Pro who said he would check on this, but Mr. Caskey never got back to him. Mr. McCulloch reported that he also had not heard from him, but that Mrs. Karlsen had told him he had stopped on a Saturday when she was working to look at it. Mrs. Karlsen stated that she left the building before Mr. Caskey was done inspecting the boiler and she didn't hear anything further from him as to what, if anything, he found. Mr. McCulloch reported that All Pro Heating does come when called; however, communication seems to be an issue. Mr. Saeli will contact Mike Caskey of All Pro Heating to address the cost of the replaced circulating pump and the communication issue.

Varick Sewer District No. 1: Nothing

Varick Sewer District No. 2: Four new sewer pumps will be ordered by John Saeli.

Varick Water District No. 1: Nothing

Seneca Lake Water District: Mr. Saeli reported that there should be an out of district water connection for Bill Mulvey, but no water application has been submitted as of this date. Mr. Hayssen reported that the O'Berle property which is within the water district will be connecting and a water application will be forthcoming.

Water District No. 3: The punch list was updated with MRB, but no hard copy has been received by the town and their bill will be held for this work until the punch list is submitted.

Water District No. 4: Supervisor Hayssen secured a staging site for the contractor's trailer and supplies. He noted that the hydrants are here and pipe is scheduled to be delivered. There will be a contractor's meeting held at his house Thursday, January 9th at 10:00 to review specifications. Mr. Hayssen reported that he approved the extension of the line up Townline Road approximately 100 feet to keep the placement of the hydrant away from the corner. It was also reported that Congress and the Senate exempted hydrants from the new law pertaining to lead.

Assessor: Nothing.

Town Clerk's Report: A motion by Peter McDonald, seconded by Kathy Russo and so carried unanimously to approve the Town Clerk's Report: Revenue to Supervisor: \$45, NYS Ag & Markets: \$5 total disbursements: \$50.

Supervisor's Report: A motion by Kathy Russo, seconded by Robert Bauman and so carried unanimously to approve the written Supervisor's Report.

Mrs. Testa reported that funds were transferred as indicated on the report from CD's at the Community Bank to Five Star Bank in order to receive a slightly better interest rate.

Minutes: A motion by Peter McDonald, seconded by John Saeli and so carried unanimously to approve the minutes of December 3rd and December 26th, 2013 with the reference to profit sharing be changed to revenue sharing in the December 26th minutes.

Personnel: Mrs. Russo will contact Bryan McCann, Dog Control Officer, to have him complete quarterly reports to the board.

Code Enforcement Officer: Mr. Colton provided a written 2013 Permits Report.

South Seneca Ambulance: A motion by Robert Bauman, seconded by Peter McDonald and so carried unanimously to distribute payment to South Seneca Ambulance quarterly once the 2014 contract is received.

Old Business, New Business & Correspondence:

Mr. Ricci reported that there is no statute in the law that provides turning over town roads to the county. This can, however, be done through an intermunicipal agreement. John Saeli, who proposed the county take over the town roads, was not interested in pursuing an intermunicipal agreement and the rest of the board members were in agreement.

Town Justice Audit: Mr. Hayssen received a quote from Wager to complete the audit of the justice's books in the amount of \$950. Mr. Bauman has received the criteria to perform this audit and is still willing to complete the audit himself as directed by the board at the December 3rd meeting. Mr. Bauman will schedule a time to meet with the court clerk and complete the audit.

Mr. Hayssen also received quotes from Raymond Wager for audits that need to be completed to meet Rural Development requirement for the years 2012 and 2013 in the amount of \$3,500 for each year.

A motion by Peter McDonald, seconded by Kathy Russo and so carried unanimously to accept the proposal by Raymond Wager CPA for accounting services to complete the 2012 and 2013 audits required by Rural Development in the amount of \$3,500 for each year.

Abstract: A motion by John Saeli, seconded by Peter McDonald and so carried unanimously to approve Abstract 1, General Fund, Vouchers A0014-1 to A0014-9 in the amount of \$4,974.58, Highway, Vouchers DAO14-1 to DAO14-2 in the amount of \$1,331.60, Varick Sewer District No. 2 Vouchers SSS14-1 to SSS14-2 in the amount of \$1,193.49.

Tim Buhl submitted vouchers for work completed from May 2013 to December 30, 2013 in amount of \$11,362.54. Some of these earlier vouchers have been submitted and presented to the board for approval prior to this meeting, but were being held waiting for

an amendment to the Engineer's budget prior to being paid. The board is still waiting for these amendments prior to approval and payment. In an email received by Supervisor Hayssen and Municipal Solutions January 6th, Mr. Buhl said he would have the addendum for the revised amounts and justification ready Tuesday, January 7th, but nothing had been received to date and at the suggestion of Municipal Solutions, prior to payment of these bills, an amendment needs to be presented by Mr. Buhl for approval by Rural Development prior to any payments being made.

A motion by Peter McDonald, seconded by Kathy Russo and so carried unanimously to approve payment of Tim Buhl's submitted bills in the amount of \$11,362.54, contingent on Rural Development's approval.

Appointments:

1 Year:

Mr. Hayssen appointed John Saeli and Kathy Russo to the auditing committee for Highway, General, Water, Sewer and Lighting funds. Alternates to this committee will be Peter McDonald and Robert Bauman.

2 Year:

A motion by John Saeli, seconded by Peter McDonald and so carried unanimously to appoint Larry Colton as Code Enforcement Officer for a term of two years.

A motion by Robert Bauman, seconded by Peter McDonald and so carried unanimously to appoint Bryan McCann as Dog Control Officer for a term of two years.

A motion by Peter McDonald, seconded by Robert Bauman and so carried unanimously to appoint Donna Karlsen as Tax Collector, Records Manager, and Registrar for a term of two years.

A motion by Kathy Russo, seconded by Peter McDonald and so carried unanimously to appoint Donna Brandow as Deputy Tax Collector, Deputy Records Manager and Deputy Registrar for a term of two years.

5 Year:

A motion by Peter McDonald, seconded by Robert Bauman and so carried unanimously to appoint David Kidd to the Planning Board for a term of 5 years.

A motion by Kathy Russo, seconded by John Saeli and so carried unanimously to appoint Thomas Bjorkman to the Planning Board for a term of 5 years.

A motion by Kathy Russo, seconded by John Saeli and so carried unanimously to appoint Jeff Hogue as chairman of the Zoning Board to a 5 year term.

A motion by Robert Bauman, seconded by John Saeli and so carried unanimously to designate Community Bank, Five Star Bank and First Niagara as the banks of business for the Town of Varick.

A motion by Peter McDonald, seconded by Kathy Russo and so carried unanimously to adjourn the meeting at 9:40 p.m.

Respectfully Submitted

Donna Karlsen

Town Clerk