

TOWN OF AURORA  
TOWN BOARD WORK SESSION  
December 22, 2015

The following members of the Aurora Town Board met on Tuesday, December 22, 2015 at 7:00 p.m. in the Southside Municipal Center Town Hall Auditorium, 300 Gleed Avenue, East Aurora, NY, for the purpose of holding a work session.

Present:	Susan A. Friess	Councilwoman
	Jolene M. Jeffe	Councilwoman
	Charles D. Snyder	Councilman
	Jeffrey T. Harris	Councilman
	James J. Bach	Supervisor
Others Present:	Ronald Bennett	Town Attorney
	William Kramer	Code Enforcement Officer
	David Gunner	Highway Superintendent
	Bryan Smith	GHD Engineering
	William Wheeler	GHD Engineering
	Camie Jarrell	GHD Engineering

Supervisor Bach opened the work session at 7:00 p.m. with the Pledge of Allegiance to the Flag. Those present met to discuss the following:

1) SSMC – Cleaning rates:

Bill Held from Clean Sweep Janitorial Service, Inc., spoke to the Board about the prevailing wage increase that takes effect January 1, 2016. The increase means that the expense to clean the Southside Municipal Center will be going up. Supervisor Bach stated had he known this was going to happen, he would have budgeted for it. Mr. Held said that he missed the July 1, 2015 increase. The minimum wage increase affects the prevailing wage. Mr. Held provided the Board with a spreadsheet showing the rates, hours, etc. and how he came up with the 2016 annual increase of \$8,642.23. The annual rate in 2015 was \$34,824.00. In 2016 the annual rate will be \$43,466.23. Councilwoman Jeffe asked what the 33% figure was. Mr. Held responded that was his insurance, supplies, etc. He also noted that Obama Care has a great effect on the supplemental benefit number. Supervisor Bach stated that the building looks great since they have been doing the cleaning.

2) Historical Preservation Society:

Dan Roelofs and Saxon Deck spoke to the Board about the Historical Preservation Commission (HPC). Ms. Deck noted that although they are a Village committee, they often talk about properties in the Town. They are concerned that the municipal boards do not meet together. Chairman John Newton would like the Town Board, Village Board and HPC to meet in Spring 2016. One of the town properties they are concerned about is the walls at the entrance to Hillcrest (at Maple). Those walls are crumbling. Ms. Deck stated there is an opening on the HPC at this time and would strongly consider someone that the Town Board may recommend. Mr. Roelofs stated the former HPC chairman drafted an agreement for a joint commission, so there is a template should the idea of a joint commission come into fruition. The HPC is eligible for state/federal funds. Councilwoman Jeffe wants to hear more about what a joint commission would entail. The HPC meets the second Wednesday of every month at Village Hall. They will contact the Town with a date/time for a joint meeting in the Spring.

3) Proposed Water Improvement Area – Lead Agency:

Bryan Smith and Bill Wheeler, GHD Engineers, spoke to the Board about the SEQR procedure for the proposed Water Improvement Area that would be part of the transfer of assets to the Erie County Water Authority (ECWA). The long form SEQR document needs to be used due to agricultural districts in the area and the size of the area to be disturbed. Some water lines need to be replaced. The bulk of the water line improvements are to increase the size of the lines. ECWA won't accept undersize lines and private lines.

When the MOU with ECWA is signed and the water lines are turned over to the ECWA the Town is no longer responsible for waterline maintenance. During the construction phase, the

Town is responsible. Mr. Wheeler noted that the Town needs to declare itself lead agency for the project and Pat Blizniak, as SEQR coordinator, needs to send a notice to interested agencies. Those agencies have 30 days to respond.

Councilwoman Friess moved to declare the Town of Aurora Lead Agency for purposed of SEQR for the Water Improvement Area related to the transfer of assets (water lines, etc.) to the Erie County Water Authority. Councilman Snyder seconded the motion. Upon a vote being taken: ayes – five                      noes – none                      Motion carried.	Action #405 Town declares lead agency for WIA for transfer of assets to ECWA
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4) SSMC – Request to lease space:

Joel and Sandy Arcadipane from I-61 Ministries, Inc. spoke to the Board about their desire to lease space at the SSMC for church services, youth activities and program events. They are currently at the East Aurora Wesleyan Church on Main Street. The area they are looking at is the former Sneakers/BOCES gym area. Supervisor Bach stated that last Saturday they had a trial run to see if noise would be a problem. He and Councilwoman Friess went to various areas in the building to listen if the noise would affect other tenants. Most of the noise was down near Explore & More. Supervisor Bach stated that a one-year lease has been suggested with a three-month trial period, so that if there was a problem that could not be adjusted, we could part ways. They would use door number 5 at the east side of the building. One thing that could be an issue is the kids that were going around unsupervised. Attorney Bennett stated that Town needs to have the occupancy number for the area since it is public occupancy. Bill Kramer stated he can determine the occupancy number once he knows what will be in there. They need to provide a diagram of the seating, etc., in the area. The occupancy certificate needs to be posted. That will legally identify how many people can be in the area.

The Arcadipanes' would like to begin occupancy in mid-January. Attorney Bennett will write up a lease that includes a three-month review. Councilman Harris asked about the overnight parking that is noted on their application. The response was there might be some overnight youth activities. Councilwoman Jeffe stated that anything beyond what is in the lease needs to be approved by the Town Board.

Mrs. Arcadipane stated that they might serve refreshments after services and may on occasion have a pot-luck supper. The dates on the application are their regular functions. In addition they will have teen meetings, prayer time, etc. They stated that the pot-luck might be open to the public. There are approximately 35 adults and 15 youth in the current congregation.

Supervisor Bach stated that any special services, functions, over-nighters, fund raisers, etc., need Town Board approval.

Attorney Bennett asked if lighted candles are used. The response was yes, at times. Supervisor Bach stated that he did not think this would be allowed due to the sprinkler system and other tenants in the building.

5) Secretary to Supervisor/Assistant to Supervisor Appointments:

In a memo to the Board, Supervisor Bach stated he will be appointing Robert Goller as Secretary to the Supervisor and Kathleen Moffat as Assistant to the Supervisor effective January 1, 2016. He is requesting Board approval for the pay rates of \$14.50 per hour for Mr. Goller and \$18.52 per hour for Ms. Moffat. This will be put on the 12/28/15 meeting agenda.

6) 2016 Highway 284 Agreement:

Highway Superintendent David Gunner talked about the work he anticipates accomplishing in 2016, noting that he is looking at a dense binder overlay for Hubbard Road, and a micro-mix for Woodcrest. Mr. Gunner spoke about storm sewers in the areas that will be having their water lines replaced. He anticipates starting on Hubbard Road next week, weather permitting, and being finished sometime in July. The SSMC south parking lot work should begin in April and be done in May.

7) Recreation – request to hire:

Chris Musshafen is requesting to hire a part-time recreation attendant. This will be put on the 12/28/15 meeting agenda.

8) SSMC HVAC Maintenance Amendment proposal:

During a recent review of the maintenance agreement with Allied Mechanical it was discovered that several of the interior HVAC units are not covered in the current agreement. The addition of five (5) split units to the agreement will increase the cost by approximately \$584 per year. This will be put on the 12/28/15 meeting agenda.

9) Training requirements:

Zoning Board Chairman Jim Whitcomb is requesting that the Board waive the 4 hour annual training requirement for attorneys. (Note: This is already in effect.)

10) Baseball Commission update:

Councilwoman Friess noted that she attended a baseball commission meeting and reported that the transition for them to take over the baseball program is moving forward.

Sheryl A. Miller  
Deputy Town Clerk