

TOWN OF AURORA
TOWN BOARD WORK SESSION
December 12, 2022

The following members of the Aurora Town Board met on Monday, December 12, 2022, at 6:30 p.m. for the purpose of holding a work session. The Board met in-person at the Aurora Municipal Center, 575 Oakwood Avenue, East Aurora, New York. The meeting was streamed via Zoom and YouTube.

Present:	Charles D. Snyder	Councilman
	Luke Wochensky	Councilman via Zoom
	Joseph McCann	Councilman
	James F. Granville	Councilman
	James J. Bach	Supervisor
Others Present:	Brigid Maloney	Town Attorney
	Elizabeth Cassidy	Code Enforcement Officer
	Paul Ernst	Zoning Board Chairman
	Rod Simeone	Zoning Board Member
	Robert Goller	Town/Village Historian
	Elizabeth Wilber	Live Stream Coordinator

Supervisor Bach opened the work session at 6:30 p.m. with the recitation of the Pledge of Allegiance to the Flag. Mr. Bach noted that Councilman Wochensky will be joining the work session and meeting via Zoom from Washington, DC.

1) T-Mobile grant:

Supervisor Bach stated that T-Mobile is disbursing \$25 million dollars for community improvements in \$50,000 increments and the Town is considering applying for a grant to make improvements at Community Pool Park/Gleed ball diamonds. Mr. Bach noted that Councilmen Wochensky, Snyder and McCann have been working on this.

Councilman McCann stated that he has been working on this grant application requesting funds to enhance the baseball dugouts at Gleed/Community Pool Park by making them ADA compliant and usable by groups such as Aktion Club.

Councilman Snyder stated that the plan would include a hard surface path to the ball diamonds, an area for wheelchairs and possibly a roof over the area.

Councilman McCann stated letters of support have already been received from East Aurora Baseball & Softball, Senator Gallivan, Town Highway Department and Aktion Club spokesman Rob Ruffner. The grant application is due by December 31, 2022.

2) Mill Road Overlook name:

Supervisor Bach stated that the Town is considering enhancing the name of the Mill Road Overlook to include Kathy Bieler's name as she and Scott Bieler were huge supporters of the Overlook project and donated \$200,000 toward the fundraising campaign to purchase the property. In a letter to the Town Board, WNY Land Conservancy Executive Director Nancy Smith noted that naming rights were part of the campaign and at this time the name of the property is solely up to the Town. The Supervisor noted that Mr. Bieler would also like to donate to have the Overlook parking lot paved.

3) CSEA Memorandum of Understanding/Agreement:

Supervisor Bach stated that this is a memorandum of understanding/agreement. The Town extended raises and benefits to non-union employees for 2023 and the Board offered similar benefits to the union members. In addition to the raises and benefits, the CSEA contract/collective bargaining agreement was extended two years to December 31, 2025. The union members agreed to the changes.

**Memorandum of Agreement Extending and Modifying the Collective Bargaining
Agreement between The Town of Aurora
and CSEA, Local 1000 AFSCME, AFL-CIO
Town of Aurora Unit of Erie County Local 815**

WHEREAS, the Town of Aurora (the “Town”) and the Civil Service Employees Association, Local 1000 AFSCME, AFL-CIO, Town of Aurora Unit of Erie County Local 815 (the “Union”) are parties to a collective bargaining agreement for the period of January 1, 2020 – December 31, 2023 (the “CBA”); and

WHEREAS, the CBA is in full force and effect the parties are under no obligation to negotiate any changes to the CBA at the present time; and

WHEREAS, the Town of Aurora has made and/or intends to make certain changes to the terms and conditions of employment and wages for Town employees who are not covered by the CBA which are beneficial to the employees; and

WHEREAS, the Union would like employees covered by the CBA to be subject to similar beneficial changes to the terms and conditions of their employment and wages; and

WHEREAS, the Town is willing to make certain changes to the terms and conditions of employment and wages of employees covered by the CBA, that will benefit the employees in exchange for a two-year extension to the CBA as modified by this Memorandum of Agreement (“MOA”).

NOW THEREFORE, the Parties agree as follows:

1. The introductory paragraph of the CBA (immediately preceding the paragraph entitled “Legislative Requirement”) shall be amended to read as follows:

This Agreement made and entered into this first day of January 2020 through December 31, 2025 between the Town of Aurora, hereinafter called the “Town” and Civil Service Employees Association, Inc., Local 1000, AFSCME, AFL-CIO, hereinafter called the “CSEA”.

2. Article 5, Section 5.03 (HOLIDAYS) shall be amended to add “Juneteenth” to the list of paid holidays to which employees are entitled.
3. Article 5.05 (VACATION), subsection 2 shall be amended to read as follows:

Vacation leave will be granted to employees hired after 1/1/2011 according to the following:

- a. The vacation year shall be January 1 through December 31*
- b. Length of continuous full-time service with the Town of Aurora on January 1 will determine vacation entitlement for the following vacation year:*

<i>CONTINUOUS FULL-TIME SERVICE WITH THE TOWN OF AURORA ON JANUARY 1</i>	<i>VACATION SETTLEMENT AS OF JANUARY 1</i>
<i>Less than one (1) years</i>	<i>Five (5) days</i>
<i>One (1) to less than five (5) years</i>	<i>Ten (10) days</i>
<i>Five (5) to less than ten (10) years</i>	<i>Fifteen (15) days</i>
<i>Ten (10) or more years</i>	<i>Twenty (20) days</i>

4. Article 9 COMPENSATION shall be amended to reflect the following wage increases for all job titles and all steps as set forth in Exhibit A to this Memorandum of Agreement:
 - Effective January 1, 2023 – 4% wage increase over 2022 rates of pay
 - Effective January 1, 2024 – 3%¹ wage increase over 2023 rates of pay
 - Effective January 1, 2025 – 2%² wage increase over 2024 rates of pay
5. Article 10.09 HEALTH INSURANCE - the following shall be added to the chart setting forth the Town’s maximum monthly contribution toward premiums for any combination of medical/dental and/or vision coverage:

¹ If the Town gives a wage increase in excess of 3% to all non-union employees of the Town effective January 1, 2024, employees covered by the CBA will have their wages increased by the same percent that all non-union employee wages are increased for 2024.

² If the Town gives a wage increase in excess of 2% to all non-union employees of the Town effective January 1, 2025, employees covered by the CBA will have their wages increased by the same percent that all non-union employee wages are increased for 2025.

Article 10.09 continued:

	<u>2024</u>	<u>2025</u>
Employee:	\$517	\$538
Employee plus spouse:	\$1029	\$1071
Employee plus child:	\$874	\$909
Employee plus two or more:	\$1480	\$1540

6. Article 12 TERM OF AGREEMENT shall be amended to read as follows:

This Agreement shall be effective as of the first day of January 2020 and shall remain in full force and effect until the thirty-first day of December 2025 and shall automatically renew from year to year thereafter unless either party shall notify the other, in writing, one hundred eighty (180) days prior to the anniversary date that it desires to modify or terminate this Agreement. In the event such notice is given, negotiations shall begin no later than one hundred twenty (120) days prior to the anniversary date. This Agreement shall then remain in full force and effect during the entire period of negotiations for a modification of this agreement and shall automatically be extended until such time as a new or modified agreement is approved by both parties, effective date of termination notwithstanding.

This Agreement is the entire agreement between the Town of Aurora and the CSEA and concludes all collective negotiations during its term.

4) Planning Board response to 359 Quaker rezoning request:

At their November 28, 2022 meeting the Town Board forwarded a request to rezone 359 Quaker Road from C3 (formerly Industrial) to R3 to allow two apartment buildings to be built to the Planning Board for review and recommendation. The Planning Board voted to recommend that the Town Board consider adding a zoning use accommodation to either the C1 or C2 (formerly Business 1 and Business 2) that would allow multi-family dwellings.

Councilman Snyder stated that when the code was recently revised each zoning district was looked at for its purpose. Councilman Wochensky stated that adding multi-family use to C1 or possibly C2, but C1 would be appropriate, but the building size should be restricted. Once that is done, the petitioner would have to ask for a rezoning from C3 to C1.

Code Enforcement Officer Cassidy stated that no multiple family dwellings are allowed in any C (Commercial) districts today. With this particular project the building size would be restricted if it were in C1 as opposed to C2.

Councilman Snyder asked how big the proposed buildings were.

Ryan McCann of Attea & Attea, attorney for the developer/property owner, addressed the Board along with David Iacono, Orchard Park, NY, Quest Associates. Mr. Iacono responded approximately 5,000sf per building, each having five units.

CEO Cassidy noted that the rezoning is the first step and then site plan review.

Councilman McCann stated he would like to look at this further to see how it impacts the Town as this would be changing a zoning use across the Town, not just on this parcel.

Ryan McCann stated that in this area there are only four (Town) properties and all are zoned C3. One is developed and the others are either vacant or have parking lots on them. Mr. McCann also noted that there are only two areas in the Town that are zoned R3 – one on Maple Road and the other in the southwest portion of the Town (Davis Road/West Falls area). He stated that their preference would be to go to C2 as C1 has limitations.

Supervisor Bach stated that this needs to be researched.

5) Intermunicipal Highway Shared Services agreement:

Highway Superintendent Gunner asked to have the Intermunicipal Highway Shared Services agreement put on the agenda for review and approval. This agreement would replace the current agreement that allows Towns and Villages who have agreed to be bound by the contract to share services or equipment.