

The Work Session of the Alden Town Board was held in the Town Hall at 3311 Wende Road on Monday, March 10, 2014 at 7:00 P.M. Supervisor Milligan called the Meeting to Order.

PRESENT: Harry Milligan, Supervisor  
Ralph Witt, Councilman

ABSENT: Mary Riddoch, Councilwoman

RECORDING SECRETARY: Barbara Weber, DTC

OTHERS PRESENT: Jennifer Strong, Town Attorney  
Mike Metzger, Town Engineer  
Gary Wagner, Highway Superintendent  
Chris Snyder, Code Enforcement Officer  
Debra Crist, Town Clerk  
William Sivec, Town Assessor  
Andy Sojka, Park Superintendent

**1. Amending Town Code-** Ralph Witt asked if you can have a house rebuilt in a commercial area? Jennifer Strong stated that our town code clearly says that no non-conforming structure damaged by fire or other causes to the extent of more than 50% of its equalized value as determined by the Town Assessor could be rebuilt if damaged by fire. If a house was built before a rezoning took effect in a commercial area it would be grandfathered in but if anything happens to it either by accident or they tear it down it cannot be rebuilt if destroyed by more than 50%. You cannot build a new house in a commercial area but you could apply for a variance to build or re-build but there is no guarantee that you would get that variance. No action will be taken at this time to change the code.

**2. Agenda Change-** Supervisor Milligan stated that he has some minor changes to our agenda. Jennifer Strong would like to take out the invocation and we are changing to a memorial remembrance before an adjournment. Jennifer would like to remove the provision that presentations must be submitted in writing to the Town Clerk in advance of a meeting. It would be easier to give presentations verbally at the meeting.

**3. Governor's Budget-** Supervisor Milligan stated that the Governor of New York State has proposed that all municipalities, towns and villages combine or join services to cut costs. The Governor has put the County Executive Office in charge of this. The villages have cut as much as they could in years past and they won't get any credit for this. The Governor wants to give people that make more cuts a tax break. Ralph Witt would like to see the Town and Village merge in parts.

**4. Tractor-** Andy Sojka is looking into buying a new tractor with a pull behind wide area mower. Andy stated that his crew's labor budget makes it difficult to mow about 80 acres sometimes two times a week. Andy stated that he doesn't have enough manpower using the small mowers within a limited time period to get the mowing done. Jennifer Strong stated that Andy needs to get three New York State or Erie County bids for the tractor and mower. Andy will be getting those quotes.

**5. Tires for park truck-** Andy Sojka stated that the tires on the parks department 2010 Ford truck are four years old and need to be replaced. Delacy Ford got the county bid for tires and all county related service. The quote from Delacy is about \$250 a piece per tire. Andy will get some more quotes for tires for the truck.

**6. Reval-** Bill Sivecz will be working on a re-assessment project to take effect in 2015 and has interviewed several companies to provide re-evaluation services and he recommends GAR Associates. The project includes onsite data verification, professional appraisers certified and licensed to appraise the property followed by informal tax payer hearings before the values would be turned over to the town. GAR Associates would include a public relations program including workshops, public meetings and online information. Bill stated the public relations aspect of this project is a very important part of this process. The last time we have done a reval was in 1988 and the intent of this project is fairness in the assessment system. This project is not a revenue generator. Bill stated that all Town employees will have an orientation program. Bill stated that there is a potential for NYS reimbursement of \$5 per parcel. Ralph Witt is in favor of a re-assessment because he saw many inequalities in taxes and he feels that everybody should pay their fair share. Jennifer Strong will have a resolution at Mondays Town Board Meeting awarding the contract to GAR Associates contingent upon us coming to a mutual agreement on a contract.

Jennifer stated that she heard from the Office of Emergency Management and has received the shelter agreement with Townline church. She will have a resolution for Monday's board meeting. She will also have a resolution ready for the Sunset Ranch Kennels on Keiffer Rd.

Mike Metzger met with the Erie County Water Authority regarding the Exchange and Zoeller water district. The Water Authority is raising some questions about the contract regarding any nuances or special provisions that we need to be aware of as we move forward with Exchange and Zoeller. The Water Authority is suggesting that we go direct serve with the Exchange/Zoeller water district rather than to lease manage the water district. Mike has a plan to go forward with the water district according to the schedule but this is a lengthy process.

Mike Metzger has a revised proposal from the engineer regarding the repair of the Community Centers' exterior walls. The bid process was added to the proposal so his cost went up by \$1,000 so his proposal will be \$3,500. He will create what is needed to fix the walls, assist in the bidding process and to have some involvement in the construction process to make sure things are going as per the design plans. The estimate for what these plans for repairs are would be upwards of \$50,000. Jennifer will have a resolution regarding this matter.

Gary Wagner stated that the Highway Departments new pick-up truck has been delivered. The salesman at Delacy would not give him a quote to replace the plow from Fisher to a Western plow. The four trucks that the town has now are all Western plows that are interchangeable. Emerling has given Gary a quote to change the plow over. Jennifer said that they would need two written quotes to get permission to change the plow over to a Western plow.

Gary Wagner said that he has had several calls about the drainage on Boncliff including sink holes. Gary would like to get the Town of Newstead's camera in here and video the drainage problems and reshoot the grades to see what we are dealing with. It may include repair or restoration. Gary asked how to go about getting property owners permission to go on their lots to see what the drainage problem is. Supervisor Milligan will assist him with this.

Debra Crist mentioned that the humidifier in the Town Hall records room is broken and needs replacing. The Town Hall also needs some repairs on interior hall lights. The flag at the Town Hall is tattered and will be replaced also. Andy Sojka would like a new flag for the parks department also.

Supervisor Milligan mentioned that he has received some information from Alden Central School District regarding the baseball diamonds and the first game is April 22<sup>nd</sup>. The school will paint the lines on the field. The towns little league games start on May 1<sup>st</sup>. Mary Riddoch will be back next Wednesday to review this.

Supervisor Milligan has the tentative Erie County Board of Elections schedule for the year which will require the use of our Town Hall:

Tuesday, June 24, 2014	Federal Primary Election	5:30am-9:30pm
Tuesday, September 9, 2014	Primary Election	5:30am-9:30pm
Tuesday, November 4, 2014	General Election	5:30am-9:30pm

Supervisor Milligan adjourned the meeting at 8:00pm and went into an executive session for personnel issues and a pending litigation.

---

Barbara Weber - DTC

CC: TB, ATTY., PARK SUPV. & EMERG. MGT.