

TOWN OF CONCORD TOWN BOARD
Work Session

December 12, 2024
6:30 p.m.

Supervisor Drozd opened Work Session:

1. The members reviewed the American Rescue Plan Act (ARPA) spreadsheet of all expenditures. There is a balance in the fund of \$1,750.47 with outstanding invoices from Bob Holland, fix the leak at KB Water, and also for the roof repair at the Bensley Center which is around \$2,000 so this ARPA fund will be gone. The balance due for the roof repair will be taken out of General Fund.

2. Town Attorney Attea is not going to be in attendance for tonight's meeting because there is a travel ban in Hamburg.

3. The Town received the check from the Hulbert Library Board in the amount of \$13,744.70 which is the balance the Town paid the contractor, Ground Breaking Solutions. The project is now complete; a file with all the project documentation will be in the Supervisor's Office.

4. The Concord Garden Club sent in a request to use the Town Hall lawn for their Garden Walk as the Club has done in the past. The Club needs the Town's approval tonight so that their information can be in the Buffalo Niagara Garden brochure; the brochure deadline is tomorrow. This request is on tonight's Agenda. Donna Schweickert from the Garden Club sent an email to Supervisor Drozd stating that they are grateful for all the Town does for the Club and how much the Club appreciates Senior Director Holly Hunt at the Concord Senior Center. Director Hunt is very welcoming, always has a smile; and is easy to work with. She has made many improvements and additions to the Senior Center that makes it a place to enjoy. Mrs. Schweickert personally loves the reading nook, the puzzle tables, the huge screen TV that the Club has used several times; it's wonderful and Mrs. Schweickert thanked Supervisor Drozd and wished everyone a Merry Christmas. Supervisor Drozd noted that it's nice to hear that people recognize the nice work that Senior Director Hunt is doing at the Senior Center.

5. The Town received the Mortgage Tax payment for the period 4/1/24 to 9/30/24 from the County of Erie in the amount of \$66,630.48. The Village received about \$16,000. The higher real estate sales are in the Town of Concord.

6. Policy Changes were received from The Evans Agency covering the two vehicles that the Town auctioned off, the roller and the dump with plow, were taken off the Town's insurance policy and the Town will be getting premium refunds of \$1,331.00 and \$1,395.00; totaling \$2,726.00. The Town's insurance premium is about \$84,000.00 for the highway department and \$2,726.00 off of that amount is something. The Town should proceed to get rid of any other vehicles that are not being used to lower the insurance premium.

7. Now that Assessor Martin is an appointed Assessor, Supervisor Drozd become involved in the Walmart Assessment matter. The Town works with the law firm Bennett, DiFilippo, Kurtzhals, Whittmore & Seibold, LLP, for these matters. Walmart had asked for a \$999,670.00 reduction on their assessment. On advice of the law firm, the Town settled the matter for a \$91,520.00 reduction. Walmart's assessment was \$3,294,670.00 and their assessment will now be \$3,203,150.00. The settlement also included no refund from the Year 2024 taxes; which apparently is standard that a refund can be obtained for this year. The settlement means that the Town will not have to go through litigation on this matter. Walmart cannot challenge their assessment again for another three years.

8. Neither of the EDF Renewable wind/solar projects on Genesee Road received funding through the NYS grant. This does not mean that they won't happen but that was a big part of both of their presentations. The December 7th Buffalo News had the list of the projects that received funding. The nearest 94-c project to the Town of Concord is

the 340 megawatt one called Alle-Catt in the Towns of Arcade, Centerville, Farmersville, Freedom and Rushford; that project received funding.

9. Stoney Oak Ridge (MRC Acquisitions) located at 11655 Moore Road, Town of Concord, hired SLA Solutions to apply for a Class Change on Premise Liquor License to serving Liquor, Wine, Beer & Cider in a catering establishment. Stoney Oak Ridge currently has a license to serve Wine, Beer & Cider. SLA Solutions is requesting the Town sign a waiver of the 30-day notification to expedite the licensing process. CEO Roberts advised that the owner has built other buildings on their property and a Certificate of Compliance has not been issued for all the new construction. The Town does not know if Stoney Oak Ridge will be serving alcohol in any part of the construction that has not yet received the Certificate of Compliance. CEO Roberts also noted that he has not yet been notified that the owner has received their Erie County Health Department for their water system being in compliance. Council Member Drake questioned if this matter should go before the Planning Board first. CEO Roberts has a lot of open questions on this project before the Town can proceed with any waiver. The members will be referring this matter to the Planning Board for review and recommendation. CEO Roberts will have time to get more information on the status of the construction and the Erie County Health Department water system matter.

10. Women Infant Children (WIC) Program is still coming to Springville at the Revive Church/Joylan location. Since most applicants are filing online, the WIC Program will only be coming to Springville once a month on the first Wednesday of the month, if needed, for in-person applications. This is an FYI so employees have the current information for our residents.

11. The Town changed over Town accounts to Community Bank at the beginning of the year with a 4.63% rate on the Town's \$1.16 million and so far this year the Town has earned \$53,035.38; it is anticipated that the Town will earn over \$56,000 this year by switching the funds over to Community Bank. It was getting .002%.

12. Items will need to be added to tonight's agenda:

(j) Municipal Solutions Contract EMMA and NRMSIR filings. This is for the Town's bonding and the Contract has not been renewed since 2022; an oversight on the part of Municipal Solutions. The fee is not changing.

(k) Emergency Situations Resolution – Aguirre premises; this will then be a relevy on the 2026 County Tax bill.

(l) KB Sewer Debt Service Fund Resolution. This resolution is required to amend the Year 2025 Adopted Budget to create this fund.

(m) Stoney Oak Ridge SLA 30 Day Waiver. This was discussed at #9.

(n) Appoint Kevin Manchester, Building Safety Inspector/CEO. Mr. Manchester has three courses done and is on the fourth course. There are two more courses remaining. Pending completion of all the required courses, Mr. Manchester will become a full CEO. Mr. Manchester will start with CEO Roberts' hours until he has completed all courses and learn from CEO Roberts. Once Mr. Manchester has his full CEO training, he will work one day with CEO Roberts and then the other two days when CEO Roberts is not in the office and Secretary West is there. That will cover all five days of the week.

(o) Kaufman Utz Contact for Payroll Services 2025 Fiscal Year. Kaufman Utz is not increasing the fees. The redesigned forms and website that Bookkeeper Watz prepared to send information into Kaufman Utz is now being utilized by Kaufman Utz for some of their other towns so Kaufman Utz will not increase our costs this year.

(p) Truck Purchase Agreement. Hwy Supt Edwards received the final bill for the Ram 5500; this was all approved earlier this year. A motion will be needed to approve the Purchase Agreement and have Supervisor Drozd sign the Agreement. Deputy Hwy Chief Heim went and looked at the truck already.