

TOWN OF SENECA
REGULAR MEETING MINUTES
NOVEMBER 15TH, 2022

The Regular Meeting of the Seneca Town Board, County of Ontario, State of New York was held at 3675 Flint Road, Stanley, NY 14561 on the 15th day of November 2022 at 7:30 PM.

PRESENT	
Jason Mosher	Deputy Supervisor
Howard Keeney	Councilman
Jim Malyj	Councilman
Jesse Orbaker	Councilman
Haley Eagley	Town Clerk/ Tax Collector
Jerry Hoover	Code Enforcement Officer
Kathy Mastellar	Town Historian

Deputy Supervisor Mosher called the regular Town Board Meeting to order at 7:30 PM and he led the Pledge of Allegiance. Roll call was completed and everyone in attendance was acquainted. Deputy Supervisor Mosher noted that Supervisor Wickham, Water Superintendent Prater, Assessor Hilton, Highway Superintendent Lawson, and Mr. Sanders were necessarily absent this evening.

APPROVAL OF AGENDA

Deputy Supervisor Mosher looked for a motion to approve the agenda for tonight's meeting. The approval was motioned by Councilman Keeney and seconded by Councilman Orbaker. Motion carried.

PRIVILEGE OF THE FLOOR

Deputy Supervisor Mosher offered privilege of the floor, and nobody wished to speak at that time.

SUPERVISOR'S REPORT

WATER UPDATE:

Deputy Supervisor Mosher explained that the Department of Health approved the plans for the Olson Road project. Things are moving forward, and the goal is to start building in 2023. They will attempt to put the new tank in before they refurbish the existing tank to alleviate any potential issues.

COURT JUSTICE AUDIT:

Deputy Supervisor Mosher scheduled the Court Justice Audit, as we do annually, for January 17th, 2022 right before the regularly scheduled January Board Meeting.

Deputy Supervisor Mosher looked for a motion to approve the Minutes for the October 18th, 2022 regular meeting. Councilman Malyj made the motion and councilman Orbaker seconded. Motion carried.

COMMUNICATIONS

All communications were reviewed and are available to view during business hours at the Town Hall upon request.

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DEPARTMENT REPORTS

All Department Reports were reviewed and are available to view during business hours at the Town Hall upon request.

WATER DEPARTMENT: Water Superintendent Prater has scheduled a meeting with the New York Rural Water Association to discuss a Water Rate Study on our water rates here in the town. This will take place on December 6th, 2022.

Councilman Orbaker asked if anyone knew why they repaired so many curb boxes. Water Superintendent Prater was not in attendance to speak on this matter and Clerk Eagley said that she can get the answer for them and email them after the meeting.

ASSESSOR: Deputy Supervisor Mosher commented that it was interesting to see that our market is still hot. Property is selling for an average of 9% over assessed value.

RESOLUTIONS

RES. NUMBER	TITLE	AYE	NAY	ABSENT	MOTION	SECOND
#86-22	Authorization to pay the 2022 Audited Vouchers	4	0	1	Councilman Orbaker	Councilman Malyj
#87-22	Adopt 2023 Operating Budget	4	0	1	Councilman Keeney	Councilman Malyj
#88-22	Authorize County Tax Buydown	4	0	1	Councilman Orbaker	Councilman Malyj
#89-22	Property Maintenance Relevy	4	0	1	Councilman Keeney	Councilman Orbaker
#90-22	Authorize Excess Property (Culverts)	4	0	1	Councilman Malyj	Councilman Keeney
#91-22	Authorize Excess Property (Stanley Property)	4	0	1	Councilman Keeney	Councilman Malyj
#92-22	Resolution Authorizing Sale of Town Owned Land to Franklin Associates, LLC.	4	0	1	Councilman Orbaker	Councilman Malyj
#93-22	Authorize 2022 Water Relevy	4	0	1	Councilman Keeney	Councilman Malyj

OLD BUSINESS

A letter of cooperation was approved for the Stanley, Hall, Gorham Ambulance- This is an approval explaining that the Town of Seneca will cooperate with their organization in a project with the idea that we would potentially enter a long-term lease with them for little or no monetary payments. Deputy Supervisor Mosher looked for a motion to approve this letter. The motion was made by councilman Malyj and Seconded by Councilman Keeney.

The Town of Seneca will be changing up the way they do their Holiday Party. Due to COVID and lack of attendance the past couple of years, we will be switching to an in-house departmental luncheon for the Holiday Party.

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PRIVILEGE OF THE FLOOR

EXCESS TOWN PROPERTY: Privilege of the floor was offered, and Town Resident Jacob Silver asked if the purchase contract (Res. #92-22) in Stanley would be put to a vote. Deputy Supervisor Mosher explained that to his understanding it would not be put to a vote. He also explained that the excess property resolution (Res. #91-22) would be subject to Permissive Referendum. Mr. Silver asked what Permissive Referendum was and Clerk Eagley explained that resolutions subject to Permissive Referendum allowed a Town Resident 30 days after the passing of said resolution to gather a petition. She explained to him that she could get more information to him the next day to explain it a little better.

ADDENDUM: Permissive Referendum allows a Town Resident 30 days to gather a petition with at least 5% of the voters that voted in the last Gubernatorial Election. If a Town Resident shall gather this in the time given; then the resolution would get put to a vote.

Deputy Supervisor Mosher explained to Mr. Silver that the town has been approached multiple times regarding the appraisal and sale of this property. If the town had not been approached regarding this property, we probably would have kept it the way it was as unused, town-owned property. We just happened to have a Developer reach out to us regarding that property after the most recent appraisal. The purchase offer is quite a bit more than what it is appraised for.

STANLEY, HALL, GORHAM AMBULANCE: Director of the Stanley, Hall, Gorham Ambulance, Amanda Gibeau, wanted to add to the letter of cooperation for the Town Board. She, first, wanted to thank the Town Board for being willing to work with them. She offered that anybody from the Town Board is welcome to look at the plans. She explained that the plans are finalized and out for bid now. They are currently working with their bank with the hopes that they can get funding through the USDA. For them to approach USDA, they must have approvals from their bank. For them to get the USDA Funding, their offer must beat the bank's offer (which is expected to happen because USDA is known for lower interest rates and longer terms).

Councilman Keeney asked if they would ever consider expanding North of Route 5 & 20. Mrs. Gibeau explained how this works:

The way ambulance services work in New York State- you must have what is called a Certificate of Need. She explained that there are 2 agencies in the State of New York that hold a Certificate of Need for Seneca Castle; one is Finger Lakes Ambulance and the other is AMR. AMR (A corporation mainly covering Rochester and Syracuse) has a certificate of need for the entire state of New York. Mrs. Gibeau then explained that although people don't always see it; the Stanley, Hall, Gorham Ambulance works very close with Finger Lakes Ambulance. She then explained that the Town could apply for a Municipal Certificate of Need which would be a certificate covering the Town of Seneca and then the Town could choose to contract with someone for the entire town.

Mrs. Gibeau commented that she believes that Finger Lakes Ambulance does a great job covering Seneca Castle. Stanley, Hall, Gorham Ambulance is second alarm to Seneca Castle (if Finger Lakes Ambulance is not available). She also explained that although it doesn't seem like they cover Seneca Castle, they do, in a lot of ways, assist each other behind the scenes with supplies and combined trainings.

Deputy Supervisor Mosher asked about the maintenance that would go along with a new building for them and who would be responsible for that. Mrs. Gibeau explained:

She explained that it would be all on them to take care of the building and the grounds surrounding the building on their own. She explained that the thought of leasing came up when they discussed the future of the organization. In the event that something would ever happen to

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the organization, then the Town would be able to take the property back and it would just go up for auction. She explained that under the terms that have been discussed so far, they would do all of the upkeep while they are there. They would mow the lawn, they would keep the building up and maintain it, including the plowing of the driveway.

Before moving on, the Head Ambulance Commissioner- Mike Moss- wanted to add a few things:

He said that he would just like to thank the Town Board and especially Drew. They have been discussing this for a long time and trying to get ideas for land and/or where they could possibly go. The thoughts about funding have been discussed and a big Thank you to CEO Hoover for the countless answered phone calls regarding this project. Mr. Moss was very thankful for the whole town for being so supportive in assisting the planning process.

Mr. Moss added that while this process is going on, either he or Mrs. Gibeau would attend any meeting that had any regards to the ambulance. They want to be in attendance in case anyone has any questions or concerns for them in the future.

ADJOURNMENT

With nothing left to be said, at 8:05 PM Deputy Supervisor Mosher looked for a motion to adjourn the November monthly meeting. Councilman Keeney made the motion that was seconded by Councilman Orbaker and the meeting was officially adjourned.

Respectfully,

Haley Eagley
Town Clerk