

April 24, 2013

A regularly scheduled work session of the Lockport Town Board was conducted at 1:00 p.m. on Wednesday, April 24, 2013, at the Town Hall, 6560 Dysinger Road, Lockport, New York.

Present were: Supervisor: Marc R. Smith

Town Council members: Paul W. Siejak
Mark C. Crocker
Patricia Dufour

Absent: Cheryl Antkowiak

Also present: Nancy A. Brooks, Town Clerk, Robert Klavoon of Audubon Engineering and Michael J. Norris.

Supervisor Smith opened the meeting as follows:

1. **Clerk** – Nothing to report.
2. **Attorney**

Supervisor Smith reported that the Town Board had interviewed several candidates for the position vacated with the retirement of Daniel Seaman on April 19, 2013. He stated that he has known Mr. Norris for several years, knows of his work ethic and reputation and is certain that Mr. Norris can be trusted to keep the best interests of this community above all else. It was his recommendation that Mr. Norris be appointed as Town Attorney.

Councilman Siejak also reported that Mr. Norris presented an outstanding resume', had a tremendous background, and would make an excellent addition to the Town staff.

MOTION (2013-81) was made by Council Member Siejak and seconded by Council member Dufour, that Michael J. Norris be appointed as the Lockport Town Attorney at an annual salary of \$113,809.66. The motion was CARRIED: AYES-4, NAYS-0. Voting AYE: Siejak, Crocker, Dufour and Smith.

Mr. Norris answered that he was very appreciative of the Town Board's confidence in him and that he looked forward to doing his best for the residents of the Town of Lockport.

3. **Engineer**

Televising and Flushing Project for Sewer Districts #1 & #2

Mr. Klavoon reported that he had been authorized to develop specifications for the televising and flushing of Carlisle Gardens and Lincoln Village; that the Town Attorney had reviewed those specifications and that he was now ready to seek authorization to set a bid date for Contr. #13-4 for May 15, 2013 at 10:30 a.m.

MOTION (2013-82) that the engineer is authorized to conduct sealed bids for Contract #13-4 Televising and Flushing for Carlisle Gardens and Lincoln Village was made by Council Member Crocker and seconded by Council Member Dufour. The motion was CARRIED: AYES-4, NAYS-0. Voting AYE: Siejak, Crocker, Dufour and Smith.

Mr. Klavoon also reported that he is currently seeking quotations for a new furnace for the Town Garage and new HVAC systems in the Town Garage and the Town Court facility. He is still collecting the information and will report back at a later date.

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Additionally, he obtained two quotations for the HVAC systems at 6570 Dysinger Road (the Carpenter's Building). Two quotes came in; one in the amount of \$35,000 (a system replacing the individual wall-mounted units that currently exist) and the other in the amount of \$130,000 which would utilize a variable refrigerant unit to supply the entire building. Supervisor Smith asked Mr. Klavoon to explain the differences between the two systems and the difference in the pricing. Mr. Klavoon stated that the \$35,000 quote was a system that would incorporate individual wall units similar to what you would see in a hotel. He explained that if the Town was to utilize the current antiquated electric system to power up the heat and water system at the Carpenter's Building, it is estimated that the cost would be approximately \$9,000 annually. Since there is no gas available to that building, the Town is limited in the options available for replacement systems. Based on energy savings, the \$130,000 system would yield an approximate 20% savings (approx. \$1800 annually) over the estimated \$9,000 cost of the current system. At that those figures, this new system would have a payback of between 38-40 years. The \$35,000 system would see an approximate 10% (approx. \$900 annually) savings over the current system. Supervisor Smith asked about the differences in the comfort afforded by the two different systems. Mr. Klavoon stated that the Town Board could envision the comfort level of the lower cost system to be similar to that offered from wall units utilized in hotels. The more expensive system would offer a system similar to that of the Town Hall with variable heat/cooling settings covering the entire building. He stated it would simply be the decision of the Town Board as to the desire for comfort and/or savings. The matter was tabled for action at a later date.

3. Supervisor's Comments

Supervisor Smith also informed the Town Board that Audubon Engineering (Wendel) had submitted a letter of support for interim engineering services to be paid on a time and material basis while waiting for the new Department of Operations position to be approved in Albany.

MOTION (2013-83) to authorize Audubon Engineering to act on a time and material, as needed basis to help coordinate services in the Town Water/Sewer Department until such time as the new Dept. of Operations personnel is in place, was made by Council Member Crocker and seconded by Council Member Siejak. The motion was CARRIED: AYES-4, NAYS-0. Voting AYE: Siejak, Crocker, Dufour and Smith.

Supervisor Smith stated that as of April 24th there was no vote in Albany on the Dept. of Operations position.

Councilman Siejak commended Dave Miller, Town highway Superintendent, for coordinating both his and the Water/Sewer Departments in the meantime. It was mentioned that he should be compensated for his additional responsibilities. Supervisor Smith stated he had checked with Dan Seaman before his retirement and that Mr. Miller's salary could not be changed for 2013.

Additionally, Supervisor Smith reported that Robert Farnum, son of Gerald Farnum, would like to farm the Town's property located behind Kimberly Drive that runs up to Rapids Road. Mr. Farnum would brush jog the weeds and farm the area over the next few years to help keep the parcel in good condition should the Town desires to turn it into a Town park in the future. Mr. Norris was directed to draw up an agreement to that affect. Mr. Farnum will be required to provide proof of insurance as a requirement to farm said land.

4. Town Board Comments

Councilman Siejak reported receiving a resident complaint on a vacant house located at 5416 Hinman Road. He investigated and found that the property is owned by La Farge Stone Quarry and is scheduled to be a "controlled burn" by So. Lockport fire Co. within the next 30 days.

Councilman Crocker informed the Town Board that the annual WNY Servicemens' Luncheon as part of Armed Forces Week will be conducted on May 9, 2013 at 11:00 a.m. at the Connecticut Street Armory. He requested that the Town Board continue its tradition in supporting the purchase of a table that can be offered so that local veterans can attend.

MOTION (2013-84) to purchase a table in the amount of \$300 at the WNY Servicemens' Luncheon to take place on May 9, 2013 was made by Councilman Crocker and seconded by Councilwoman Dufour. The motion was CARRIED: AYES-4, NAYS-0. Voting AYE: Siejak, Crocker, Dufour and Smith.

The tickets will be given on a first come, first serve basis and anyone interested in attending should contact Councilman Crocker.

Councilwoman Dufour welcomed Mr. Norris and stated she's looking forward to working with him.

She also met with Jill Lederhouse, Town Assessor, to discuss the recent re-assessments. The Assessor has mailed out 1100 letters to property owners whose parcels were re-valued. Fifty informal meetings have taken place and the annual grievance day is scheduled for May 28, 2013.

5. Executive Session Entered

MOTION (2013-85) to enter Executive Session for the purpose of consulting with the Town Attorney was made by Council Member Siejak and seconded by Council Member Crocker. The motion was CARRIED: AYES-4, NAYS-0. Voting AYE: Siejak, Crocker, Dufour and Smith.

The Town Board entered Executive Session at 1:32 p.m.

6. Executive Session Ended and Work Session Reconvened

MOTION (2013-86) to exit Executive Session and to reconvene the work session was made by Council Member Crocker and seconded by Council Member Dufour. The motion was CARRIED: AYES-4, NAYS-0. Voting AYE: Siejak, Crocker, Dufour and Smith. The work session was reconvened at 2:05 p.m. with no Town Board action taken during Executive Session.

7. Adjournment

MOTION (2013-87) to adjourn was made by Council Member Siejak and seconded by Council Member Dufour. The motion was CARRIED: AYES-4, NAYS-0. Voting AYE: Siejak, Crocker, Dufour and Smith.

The meeting was ended at 2:05 p.m. The Lockport Town Board will next meet at 1:00 p.m. on Monday, May 6, 2013.

Respectfully Submitted,

Nancy A. Brooks, RMC, CMC
Lockport Town Clerk