**Minutes**

Town of Persia Board Meeting

8 West Main Street, Gowanda, NY 14070

May 12, 2022

**Workshop 6:00pm to discuss the solar array project**

**All stand for the Pledge of Allegiance**

**Happy Memorial Day, Fly Your Flag!**

Roll Call:

Supervisor: John T. Walgus: present

Councilperson: Theresa A. Girome: present

Councilperson: Gloria J. Tomaszewski: present

Councilperson: Robert O. Dingman: present

Councilperson: Seth H. Howard: present

 Others present:

Highway Superintendent: Daniel H. Ackley

Town Clerk: Denise M. Trumpore

Assessor: Kate Harrington

Todd Friedman – Resunance Company

Dave Byrne – RENUA Energy

Jim Palumbo – Landscape Architect – Klepper, Hahn & Hyatt

Jake Allianello – Consulting Town Engineer

Jack Broyles

**Supervisor John T.** **Walgus:**  \*Tonight, our Assessor Kate Harrington is here to give a presentation about a program her office has to offer and would like the town to implement for the town. \* We also have representatives here regarding the Solar Project. \* I ask for a resolution to accept the financial report for April. \* I also need a resolution for the Supervisor report. \* Our Dog Control Officer has begun the enumeration(census) of dogs in the town. We placed ads in our Pennysaver and on the town Facebook page. The Facebook posts have been seen by approx. 4,455 people so far, and we have found 40 dogs. \* This month Elizabeth Accordino, our grant writer and I have been busy working on our Consolidated Funding Application “CFA” thru NYS Empire State Development “ESD” for the planning and feasibility study, to begin the process of applying for the funding from the state for the town hall renovations. There is a request for qualifications for professional services that we must advertise for as required as part of the grant application thru the NYSRECDC. I ask for a resolution to advertise for bids for qualifications tonight. \* On April 13th myself and 12 other people represented the town at the 10th Annual Cattaraugus County Farmer Neighbor Dinner and Awards banquet. I’m always proud of the attendance of people from our town supporting agriculture in Cattaraugus County. \* April 15, Verizon representatives made their “final” walk-thru for the Cell Antenna installation on the town hall, tentatively scheduled to be up and running, by September of this year. \* The Planning & Zoning boards met April 18th. I attended this meeting and answered questions they had about the RENUA project. They voted to send a letter to town engineer Jacob Allianello, asking for his advice on how to proceed with the proposed solar array project on Broadway Road and our consulting engineer is here tonight with that information. \* They also approved a special use permit good for one year to Travis & Becky Moore of Forty Road for a hiking related snack & merchandise kiosk with portable bathrooms located on the property they own. They will need to re-apply next year if all goes well. \* Late year, the town authorized purchasing a new copy/scan/fax machine for the town office. I called the low bidder, Copier Fax Business Technologies, inquiring about when the new machine would be available, and they said there was a back log, so they loaned us a refurbished machine in the meantime. I then made the decision to keep the loaner and use approx. a $900.00 difference between a new machine and the loaner for repairs and toner extended warranty. \* The Gowanda Area Chamber of Commerce will be holding their annual Spirit of Gowanda Awards program on Saturday, May 21st at 5pm. at the Gowanda Moose Lodge1382. This year the Business Award will go to our town attorney, James Musacchio, and his law office of Musacchio & Pyle. \* This year’s 27th Annual Local Government Conference at Houghton College, sponsored by Southern Tier West Planning & Development Board will be held Thursday, June 9th. Judge Hebner is the only one who has expressed interest in going. If you would like to go, we need to know tonight to be able to schedule your attendance. \* And lastly, I have a resolution to hold a public hearing on proposed Local Law 2022-1. Which will amend Local Law 2021- 1 which regards our solar permitting process (Article XXI) Section 6(b). The amendment will state “Large Scale ground mounted solar systems are permitted as accessory and principal uses in the Town of Persia, subject to the following conditions, unless specifically waved by the Town Board as part of the permit” This amendment was forwarded to me by our Town Attorney. \* I would like to have a workshop next month to discuss the RENUA project. \* And lastly, we will need the Planning & Zoning Boards to meet to discuss amending the zoning laws on farmland.

**Highway Superintendent Daniel H. Ackley:** \*Read highway bills. \* I received word from NYSDOT; we should be getting $76,000 for Extreme Weather & CHIPS with a potential extra $9,000. \* I received quotes for a new pickup; Shultz was the best bid at $46,000 for a 2023.

**Councilperson Theresa A. Girome:** \* no report

**Councilperson Robert O. Dingman:**  \*I attended the Farmer/Neighbor dinner.

**Councilperson Seth H. Howard:** \*read general bills. \* I attended two ambulance meetings via ZOOM.

**Councilperson Gloria J. Tomaszewski:** \* I would like a resolution supporting the Cattaraugus County Real Property Tax Services in updating the 2023 roll. \* I attended the Farmer/Neighbor dinner.

**Assessor Kate Harrington:** \* The Assessor’s Office will be conducting a 2023 Reassessment in Persia. To move forward with the Reassessment, the Town Board must pass a resolution stating their support of my office conducting the Reassessment and the Town Supervisor must sign the Memorandum of Understanding (MOU) and Plan for Cyclical Reassessments (PCR), which is essentially an application for state aid. \* It is well documented that the housing market has seen a dramatic shift since 2020. Multiple sales above market price have caused large drops in the equalization rates of all municipalities across NYS. Every municipality within the county is experiencing this as well, some into double digits. Persia’s equalization rate is dropping to 57% for 2022. The positive news is that since all are seeing this, then the outcome should see most tax burdens equal themselves out. \* Currently, the county has reassessed 7 towns and all are at 100% full market value. \* A full reassessment can cost upwards of $70 per parcel. Persia currently has over 1,300 parcels, which means a reassessment could cost the town over $90,000. However, as you may recall, this reassessment will be conducted at no additional cost to the town. \* What a reval does is make a property assessment match its full market value. \* The reval will be completed for the 2023 school tax. The county looks at the last 5 years of house sales in the area. \* What we find is about 1/3 of the tax bills will go down, 1/3 will go up and 1/3 will stay the same. \* Once new values have been generated, property owners will receive Assessment Notifications, which show the new assessed value and an approximate future tax liability. \* If a property owner feels that they could not sell their property for the new value provided in the Assessment Notification which will be sent out in the first week in March, they can provide information that supports a lower value at an informal review. Any new information given by a property owner during this informal review could potentially change the assessed value. \* The Assessing Office has corresponded with several property owners about their assessments, tax bills, and exemptions. \* There were four property transfers in March. However, these cannot be added to our system until July 1st. In the meantime, you can find more information about these sales here:

<https://maps2.cattco.org/MonthlySales/Mar2022.htm>

**Town Clerk Denise M. Trumpore**: \*

Total transactions for April - 95

Total Collected: $ 1,662.00

Towns Portion: $**714.41**

**\***I ask for a resolution to accept the minutes fromApril 14th.

**Public Participation**

**Jim Palumbo** – \* Per the DEC’s recommendations for the new construction stormwater pollution plan to mitigate soil erosion it was decided that there will now be three stormwater basins instead of one.

**Todd Freidman** – We are looking at a second solar array site; this site would be just beyond the first one and it would not be visible by the road. The connection was approved by NYSEG.

**Dave Byrne** – I have a “Confirmation of Local Land Use Approval form from NYSERDA the town will have to complete and sign, this form acknowledges and confirms that the solar PV project has all the required local land use approvals.

**Jake Allainello** – I have compiled a letter for the Planning & Zoning Boards answering the questions they had regarding the solar array project.

**RESOLUTION # 41 Audit of Claims**

On a motion of Councilperson Howard

Seconded by Councilperson Girome

The following was

ADOPTED AYES – 5 Howard, Girome, Tomaszewski, Dingman, Walgus

NAYS – 0

**RESOLVED that the bills contained on Abstract #5 for General and Highway have been reviewed by the Town Board and are authorized for payment in the following amounts:**

**Abstract 5– General Vouchers # 80 to #101 Total: $ 4,597.91**

**Abstract 5- Highway Vouchers # 24 to # 31 Total: $ 6,123.33**

**RESOLUTION #42 Approval of Minutes**

On a motion of Councilperson Girome

Seconded by Councilperson Dingman

ADOPTED AYES – 5 Girome, Dingman, Tomaszewski, Howard, Walgus

NAYS - 0

**RESOLVED to approve the minutes from April 14th.**

**RESOLUTION # 43 Financial Report**

On a motion of Councilperson Tomaszewski

Seconded by Councilperson Howard

ADOPTED AYES – 5 Tomaszewski, Howard, Girome, Dingman, Walgus

NAYS - 0

**RESOLVED to accept the financial report for April 2022.**

**RESOLUTION # 44 Supervisor’s Report**

ON a motion of Councilperson Girome

Seconded by Councilperson Howard

ADOPTED AYES –5 Girome, Howard, Tomaszewski, Dingman, Walgus

NAYS –0

**RESOLVED to approve the Supervisors report for April 2022.**

**RESOLUTION # 45 Updating the 2023 Assessment Roll**

On a motion of Councilperson Tomaszewski

Seconded by Councilperson Howard

ADOPTED AYES – 5 Tomaszewski, Howard, Girome, Dingman, Walgus

NAYS – 0

**RESOLVED**

**WHEREAS, The Persia Town Board supports the efforts of Cattaraugus County’s Real Property Tax Services in updating the 2023 assessment roll to full-market value, and**

**WHEREAS, The Town feels that it is necessary to conduct a reassessment project of all properties to maintain a uniform standard of assessment for the Town; and,**

**NOW, THEREFORE, it is hereby**

**RESOLVED, by the Town Board of the Town of Persia, New York, that the Town of Persia hereby requests State Assistance, specifically from the New York State Office of Real Property Tax Services, to do a reassessment project to maintain a uniform standard of assessment in accordance with Section 305 of the Real Property Tax Law.**

**RESOLUTION # 46 Town Hall Feasibility/Planning Study request for bids**

On a motion of Councilperson Dingman

Seconded by Councilperson Howard

ADOPTED AYES – 5 Dingman, Howard, Girome, Tomaszewski, Dingman

NAYS – 0

**RESOLVED to request for qualifications for professional services for a Town Hall Feasibility/Planning Study.**

**RESOLUTION # 47 Public Hearing on Local Law 2022-1**

On a motion of Councilperson Girome

Seconded by Councilperson Howard

ADOPTED AYES – 5 Girome, Howard, Tomaszewski, Dingman, Walgus

NAYS –0

**RESOLVED to hold a public hearing for proposed Local Law 2022-1 which will amend Local Law 2021-1 which regards our solar permitting process (Article XXI) Section 6 (b). The amendment will state “Large Scale ground mounted solar systems are permitted as accessory and principal uses in the Town of Persia, subject to the following conditions, unless specifically waved by the Town Board as part of the permit”.**

**RESOLUTION #48 Workshop**

On a motion of Councilperson Girome

Seconded by Councilperson Dingman

ADOPTED AYES – 5 Girome, Dingman, Tomaszewski, Dingman, Walgus

NAYS – 0

**RESOLVED to have a workshop on June 9th at 6:00pm to discuss the RENUA project.**

**RESOLUTION #49 Special Planning & Zoning meeting.**

On a motion of Councilperson Girome

Seconded by Councilperson Howard

ADOPTED AYES –5 Girome, Howard, Tomaszewski, Dingman, Walgus

NAYS – 0

**RESOLVED for the Planning & Zoning Board to have a special meeting to discuss the zoning laws on farmland on May 23rd at 7:00pm.**

Hearing no objection, Supervisor Walgus closed the meeting in memory of all the brave men and women who sacrificed their lives defending our country at 9:42 pm

 Respectfully submitted,

 Denise M. Trumpore

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Town Clerk