

**Urbana Town Board Meeting**  
**Regular Board Meeting**  
**February 15, 2023**  
**6:30 p.m.**

**The Urbana Town Board held its regular meeting on Wednesday, February 15, 2023 at 6:30 p.m. at the Town Hall, 8014 Pleasant Valley Road, Bath, New York and on Zoom.**

|                 |                 |                   |
|-----------------|-----------------|-------------------|
| <b>Present:</b> | Jim Presley     | Deputy Supervisor |
|                 | David Luppino   | Councilperson     |
|                 | Mary Farmer     | Councilperson     |
|                 | Deanna Tompkins | Town Clerk        |
|                 | Tammie Nelson   | Bookkeeper        |
|                 | Calvin Weaver   | Attorney          |

|                |                 |                   |
|----------------|-----------------|-------------------|
| <b>Absent:</b> | Edward P. Stull | Supervisor (Zoom) |
|                | David Shaw      | Councilperson     |

**Others Present: In person:** William Spies, Sue Pietrzak, David Oliver, Nichole Dresser, Steve Dresser, Lyn Crouse, Jeff Crouse, Shelly Fisher, Douglass Schuckers, Brian Markham, Monique Page, Lance Locey

**Zoom:** Thomas Comfort, Colby Petersen, Mark Heard, Bill Laffin, Lois Spreen, Steve Butchko, Simon Nicholls, Miranda Jones, Nolan Smith, Mark, Lorraine, Duke Scott, Barb Yahn  
Supervisor

### **Pledge**

Deputy Supervisor Presley opened up the meeting at 6:30 p.m.

Deputy Supervisor Presley took a moment to honor Tom Chadwick who just passed away. Tom Chadwick was a former Board Member for the Town of Urbana.

### **Minutes**

On a motion made by Council Member Luppino, seconded by Council Member Farmer and carried, all voting Aye to approve the minutes from January 17, 2023.

On a motion made by Council Member Farmer, seconded by Council Member Luppino and carried, all voting Aye to approve the minutes from February 4, 2023

### **Abstract**

On a motion made by Council Member Farmer, seconded by Council Member Luppino and carried, all voting Aye to approve Abstract #2 of 2023.

### **Department Reports**

On a motion made by Council Member Luppino, seconded by Council Member Farmer and carried, all voting Aye to Accept the Department Reports.

### **Explanation on how Exemptions Work**

Dave Oliver, the Town Assessor explained how exemptions work.

### **Open Public Hearing for LL #1- Exemption for Firefighters and Ambulance Worker**

On a motion made by Council Member Luppino, seconded by Council Member Farmer and carried, all voting Aye to open the Public Hearing on Local Law #1- Exemption for Firefighters and Ambulance Workers.

### **A Summary of the following questions were asked:**

What is the difference between the old vs new exemption for Firefighters and Ambulance Workers? David Oliver explained that he wasn't sure yet because he did not have all the information from the State yet.

It was pointed out by a few people that an exemption such as this will cost the other tax payers money and they wanted to know how much it would cost. It was suggested that before any law is passed, the board go back and figure out how much it was actually going to cost the tax payers and how much would it reduce the taxes for firefighters and ambulance workers. Supervisor Stull explained that he would like to support the fire department and the ambulance works.

### **Close Public Hearing**

On a motion made by Council Member Farmer, seconded by Council Member Luppino and carried, all voting Aye to close the Public Hearing for Local Law #1 of 2023 at 7:01 p.m.

### **Old Business**

#### **Approve Removing Pier at Champlin Beach**

On a motion made by Council Member Luppino, seconded by Council Member Farmer and carried, all voting Aye to approve that Fields Construction removes the pier at Champlin Beach at no cost to the town.

### **KWIC**

Council Member Luppino gave an update about Zone One Septic Inspections. The Town of Urbana is behind in their Zone One Septic inspections and want to get caught up. KWIC (Keuka Watershed Improvement Cooperative) could do all of the work for \$24,000, this would include paperwork and inspections and would take approximately three years. There are 380 septic systems that need to be inspected. This is important because it is for the quality of our water. It was decided that the Watershed secretary will start sending out the letters with the help of other office staff members. It will take approximately 2-3 years to get caught up. KWIC is the governing board that will make sure we stay on track. Charles Cagle and David Luppino will attend training to become inspectors. The training is about \$250.00. The ethics of hiring a board member to be an inspector was in question. Council member Luppino explained he was just trying to help to get everything caught up. The Attorney for the Town will check into all the

legalities of Council Member Luppino becoming an Inspector. There will be a maximum of what he can make in one year. There will be other inspectors in addition to Council Member Luppino.

### **Update on Accounting firm**

The Town is working forward. The company is still collecting information but a good portion of it is done, it will probably take about 2 more months.

### **Comments from the Public on Old Business**

**Douglass Schuckers:** Regarding taking out the pier, will the town be indemnified? Yes, there will be a contract and insurance.

**Monique Paige:** Due to the Freedom of Information Act she found that people on other side of road are listed as agriculture and wanted to know the reason for it. David Oliver explained that everything on the other side of 54a is agriculture zoned and everything lakeside is zoned residential. They are assessed as a home, but are in the agriculture zone. They do not have an exemption, unless they are really agriculture.

**Bill Spies:** In 2022 the budget jumped 1/2 million dollars and 2023 it jumped \$400,000. What changed? There was a request to the board members at the last meeting for an explanation on what changed? Levy went up 38%, 16% was change in surplus, 16% was a highway department increase and the other was spread all around. The board needs to understand what was approved in this budget and where its going to be and how it will be dealt with next year in advance.

**Brian Markham:** Hopes as Council Members your curiosity will drive you to the answers. Communication has improved but zoom can be better.

**Mark Prunoske:** Commented that he still has not received answer about from email about fuel. He wants to know what indices were used for the budget.

### **New Business**

Adoption of Local Law #1 of 2023

**No Action was taken**

### **Resolution to Increase the Senior Citizen Tax Exemption**

On a motion made by Councilperson Luppino, seconded by Councilperson Farmer and carried, all present voting Aye approving to increase the Town of Urbana's Senior Citizen Tax Exemption to \$35,000.

*(update: this will have to wait until next year, a Local Law needs to be done)*

### **Village of Hammondsport Office Lease**

On a motion made by Council Member Luppino, seconded by Council Member Farmer and carried, all voting Aye to approve the Village of Hammondsport Office Lease which will include the clause in paragraph 6 that they are exempt from being responsible for repairs if caused by National disasters.

### **Cemetery Mowing Bid**

On a motion made Council Member Luppino, seconded by Council Member Farmer and carried, all voting Aye to put the Cemetery Mowing out to bid.

### **Fluffy's Truck Show**

On a motion made by Deputy Supervisor Presley, seconded by Council Member Farmer and carried, all voting Aye to approve Doug Robinson proceeding with his truck show. The show will be funded through sponsorships.

### **Sale of 1-ton to the School**

On a motion made by Council Member Farmer, seconded by Council Member Luppino and carried, all voting Aye to sell the 1-ton Truck to Hammondsport School for \$62,000 plus the schools old pick-up truck valued at \$3,000.00.

### **Comments from the Public on New Business**

**Steve Dresser:** There was some discussion about Short term rentals and the quantity of them. Is there any study on impact for property value? David Oliver said it makes Property Values go up.

Councilman Luppino explained that Steuben County just instituted a new requirement to register with the county, pay a fee and pay sales taxes.

### **What is impact of short term rentals?**

**Sue Pietrzak:** In regards to Air BnB how are we getting the word out to people that there is going to be a tax? Council Member Luppino explained Marvin Rethmel, the Zoning Officer, is going through each property and if they don't register he will pursue it.

### **Executive Session**

On a motion made by Council Member Farmer seconded by Council Member Luppino and carried, all voting aye to go into Executive Session for proposed litigation and contract negotiation inviting in Tammie Nelson, Bookkeeper, Lance Locey, Keuka Watersports, Calvin Weaver, Attorney for the Town of Urbana, and Deanna Tompkins, Town Clerk. At 7:15 p.m.

On a motion made by Council Member Farmer, seconded by Council Member Luppino and carried, all voting Aye to come out of Executive Session at 8:30 p.m.

The audience members were asked to come back to the meeting.

**Keuka Watersports Licenses**

On a motion made by Council Member Luppino, seconded by Council Member Farmer and carried, all voting Aye to approve the followings changes to the Keuka Watersports licenses.

Second Floor Use of the Depot Building paid monthly for one year from \$650 to \$750.

Use of a portion of Champlin Beach paid monthly for four months from \$500 to \$600.

Slip at Depot Park paid yearly from \$1,400 to \$2,500.

**Approve Payment to Field Constructions**

On a motion made by Council Member Luppino, seconded by Council Member Farmer and carried all voting Aye to approve paying \$94,420.50 to Fields Construction for the money that is owed to him for the Bridge Project.

**Close Meeting**

With no further business, on a motion made by Council Member Luppino, seconded by Council Member Farmer and carried all voting Aye to close the meeting at 9:00 p.m.

Respectfully Submitted,

Deanna Tompkins,  
Town Clerk