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TOWN OF NEWFANE TOWN BOARD WORK SESSION JULY 10, 2025

Town Board Members Present:

Supervisor John Syracuse, Councilwoman Sue Neidlinger, Councilman Pete Robinson, Councilman Rick Coleman

Excused Members were:

Councilman Robert Horanburg

Others present:

Jim Sansone - Town Attorney, David Schmidt – Building Inspector/CEO, and Larry Dormer

The meeting was called to order at 7:01pm.

Supervisor Syracuse asked for the Minutes from the June 12, 2025, Work Session to be approved.

- Councilman Rick Coleman made the motion to approve these minutes.
- Councilman Pete Robinson seconded.
- All were in favor and Motion passed.

The Supervisor is seeking directions for entering into contract with Independent Health for the Town Healthcare plan for 2026. Open enrollment starts August 1, 2025.

- The 2026 plans that were presented to us started at a 25% increase to Town employees, but after negotiating the plans and working through the details we were able to lower it down to an 11 to 12% increase, which is low for the current plans available. There will be a higher deductible for this plan, however, so the Town will be increasing the HRA Coverage with Benefits Card to help cover this increase.
 - Single Plan benefits cards will increase from \$2500 to \$3000

- Family Plan benefits cards will increase from \$4500 to \$6000
- A HRA account has been set aside with Town, so any unused funds stay in house.
- The HRA utilization rate is about 60% usages on average over the past two years.
- Sue Neidlinger made a motion to enter into the Independent Health Insurance Plan that was chosen by the Supervisor and HR staff for the 2025-2026 year.
- Rick Coleman seconded.
 - Discussion on future ideas on how to handle the rising cost of insurance took place, as this will affect the Town and its Employees. An idea of a possible 10-year plan was brought to the table. Also mentioned that the County used to use a tier Plan. These ideas will be discussed in the future and potential changes made to the Work Rules.
- A Roll Call Vote took place:
 - Councilwoman Sue Neidlinger - AYE
 - Councilman Pete Robinson - AYE
 - Councilman Rick Coleman - AYE
 - Supervisor John Syracuse - AYE
 - Motion to enter into 2025-2026 Independent Healthcare Plan Passed

The Supervisor is seeking approval of the hiring of Summer Recreation Leader Anna Kelley at the rate of \$17.00 per hour. The Program started Monday July 7, 2025 and there were 3 previous appointed leaders that backed out. As Directors, Molly Sheldon and Gabrielle Maybach, suggested hiring Anna to keep the ratio of Leaders to Students, balanced.

- Sue Niedlinger made a Motion to accept Anna Kelley as a new hire.
- Pete Robinson seconded.
- Motion Passed.
- The Supervisor added that Molly & Gabby are doing a great job, and is very thankful that they are running the Summer Rec program this year! And so far its running very well. We anticipate a great outcome.

Executive Session was called at 7:14pm by the Supervisor.

- Sue Neidlinger made a motion to enter into Executive Session.
- Pete Robinson seconded.
- Motion Passed
 - After the topic at hand took place, Rick Coleman made a motion to close the Executive Session.
 - Sue Neidlinger seconded.
 - Motion Passed and the Executive Session closed at 7:17pm.

The Supervisor entertained a motion to extend up to 30 days leave for Glenn Klumpp, a current Town Employee, if he exhausts his accrued time off, as per the Town of Newfane Work rules.

- Rick Coleman made the motion.
- Pete Robinson seconded.
- Motion to extend up to 30 days leave time, if needed, Passed.

New Business:

- Looking back on a topic that was brought up at the June Board Meeting regarding STR's in Olcott. Board discussion took place on various issues:
 - School Enrollment is down
 - Families cannot move into area as houses are being snatched up, overpriced and turned into an STR for income purposes. The Owners generally don't even live locally.
 - Are these "guests" really bringing business to area?
 - Do we have a possible percentage tally on the amount of STR's?
 - It was mentioned that these STR's are being kept up and are looking better than they used too. The Owners have a stake in these investments are taking good care of these properties.
 - Some STR's are being rented by the same tenants year after year. They spend their money here and have the same families coming back. They love the area.

- The Building Inspector /CEO spoke up about another topic that has arisen, and that is adding ADU's to properties - Accessory Dwelling Units, for people's property. They are working on codes for this. A lot of discussion took place pros and cons.
- The Town is being proactive for notices and reaching out to the Public on these topics when meetings are needed.

- The Town can be proactive for residents regarding Solar farms and try to work with them while not causing a decreasing in value of their homes.
 - Attorney Jim Sansone has already reached out to Wendel, & the Solar Company on behalf of a resident.

- The upcoming Community Days posters are being distributed. Please publicize that this is a weekend event this year!! Friday August 22 for the Time Capsule burial, Saturday, August 23 with Food Trucks and live music and Sunday, August 24 for Kids activities, Craft Vendors, Food Trucks, live music.
- Pete Robinson commended the July 3rd fireworks display! He noticed the respect of the crowd of people with garbage and clean-up.
- Pete also heard from visitors about the Beach, the Splash Park, the Lighthouse, Log Cabin, Bye's Popcorn, Lakeview Village Shoppes, and the number of Concerts that people come to Olcott to participate in! He was impressed with the amount of out of towners that are starting to enjoy Olcott again!! "Thank you to all that are making that happen!"
- Rick Coleman asked if music could be broadcast to go along with fireworks?
 - Rick Coleman and Jim Sansone will look into that for next year as the Nation will be celebrating it's 250 Anniversary!

Public Comments:

- Larry Dormer, Exchange St - mentioned that the Town needs Senior living / housing.
 - The Town is aware, and the Board has had discussions as well.

- Different thoughts were discussed.

The Supervisor entertained a motion to adjourn.

- Sue Neidlinger made a motion.
- Seconded by Pete Robinson.
- Motion Passed and meeting adjourned at 7:57pm.

Respectfully submitted,

Mary L Zeller
Confidential Secretary