

Work Session

6:00 PM

PRESENT: Supervisor S. Broderick; Councilmembers R. Morreale, J. Myers, W. Burg & S. Weachter; Bldg. Inspector T. Masters; Finance Director J. Agnello; Police Chief M. Salada; Eng. B. Lannon; Atty. A. Bax; Water Foreman D. Zahno; Hwy Sup. M. Weiss & Deputy Clerk B. Cogland; 9 Resident, and 1 Press.

ZOOM: Sr. Coordinator M. Olick; WPCC Ch. Op. J. Ritter

EXCUSED: Dep. Sup. W. Conrad; Rec. Director T. Smith

Supervisor called the Work Session to order followed by the Pledge of Allegiance and a moment of silent reflection, and asked everyone to keep the Murnyack family in their prayers.

AGENDA APPROVAL

Broderick – FOX Fence Kiwanis Park; Lewiston Library; Sewer Forgiveness; Executive Session
Burg – Upper Mtn Fire Co. Roster Addition

Waechter MOVED to approve the agenda, as amended. Seconded by Myers and carried 5-0.

APPROVAL OF MINUTES

Morreale MOVED to approve the minutes from the 04/27/2026 Regular Town Board Meeting. Seconded by Myers and carried 5-0.

ABSTRACT

Morreale MOVED to approve the Regular Abstract of Claims Numbered 26-01092 thru 26-01274 and recommended payment in the amount of \$825,029.26, plus a Post-Audit in the amount of \$4,976.42. Seconded by Burg and carried 5-0.

DEPARTMENT HEAD STATEMENTS

Clerk’s Office – B. Cogland

Cogland read a comment on the Town’s Facebook page from Becky Baxter Williams that reads: “I want to thank all the guys/crew that cut down the tree in the yard. It was a safety issue, and they did an awesome job, and the cleanup was phenomenal. Thank you to the Town of Lewiston Highway Department. They responded very quickly, and they deserve the recognition for the great jobs they’ve been doing.”

Highway Supt. – M. Weiss

Weiss said that Becky’s comment was from the first job they completed with the new lift. The Highway Department is gearing up for paving projects. The total amount for micro-paving, milling and paving, and crack patching planned for this year is \$1,106,247. This is \$306,247 over what was originally budgeted for paving. Broderick said this is an aggressive approach to the season, with a lot of projects in mind to complete and others to get ahead of. The additional funds would come from H97. Waechter asked if the repairs on Dickersonville Road would be a total tear out of the really bad section. Weiss said Dickersonville Road was done last year, there would only be

Agenda Approval

Approval of Minutes

Abstract of Claims

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micro-paving, which is a really thin layer that's laid ovetop just to hold the road together so it will last longer. The "really bad" area that Waechter is referring to is the responsibility of the County, and will not be completed by the Town.

Morreale MOVED to approve \$306,247 from H97 to be used for permanent road improvements. Seconded by Myers and carried 5-0.

Weiss presented the 2026 284 Agreement with Niagara County to spend the funds for permanent road repairs.

Morreale MOVED to approve the Councilmembers, Highway Superintendent, and Supervisor to sign the 284 Agreement to Spend Funds for Permanent Improvements for 2026. Seconded by Myers and carried 5-0.

WPCC Chief Operator – J. Ritter

Ritter said the Sewer Department has been working on the relief sewer line project on Morgan Drive. The work on this began a week ago. The weather has proven difficult so far, but with the help of the Highway Department, progress is being made. The starting end will be 22 feet deep, and much of that so far is backfilled with bedding material.

Sr. Coordinator – M. Olick

The Senior Center is keeping busy. Card making classes started today at maximum capacity. Starting July 1st there will be a new produce food truck that will be visiting the Senior Center on Wednesdays. 80th/90th birthdays are coming up at the Sr. Center as well as a speaker on Pioneering WNY, and flower arranging continues on Fridays.

OLD/PENDING BUSINESS - None

NEW BUSINESS – None

SUPERVISOR BRODERICK

The sealed bid opening for the Riverfront Park Bathroom Project took place on Monday May 4th. Two bids were submitted, one by Walter S. Johnson Building for \$365,000 and the other by Sicoli Construction for \$374,400. This is the outfall building that will service the two Lower River parks. This will be paid for out of the Greenway fund.

Morreale MOVED to accept the bid from Walter S. Johnson Building in the amount of \$365,000 for the Riverfront Park Bathroom Project. Seconded by Burg and carried 5-0.

Last year the Town approved Fox Fence to install a new fence at Kiwanis Park along the southern most softball field, and to retract the fence at the northern most softball field. The Highway Department cleared out trees that interfered with the park. Broderick and Masters went out to check out the fields. To fix the field properly, the right fence that's on the field already is way too far back. No one has ever hit a ball over or to that fence. It needs to be brought in closer, and will be made 5' tall instead of 4' tall. The change order for the repair and movement of the northern field outfield fence is \$3,786.36, and a change order in the amount of \$2,058.04 is needed to change the height of the south field's fence from 5' to 6' high.

Town Road
Repairs

Riverfront Park
Bathroom Project
awarded to
Walter S. Johnson
Building

Fox Fence
Change order
for Kiwanis Park
fields

Burg MOVED to approve the two change orders for Fox Fence to repair/replace/install the outfield fences at the Kiwanis Park Softball fields totaling \$5,844.40 to be paid from H97. Seconded by Morreale and carried 5-0.

Waechter MOVED to approve the Supervisor to sign the change order contracts. Seconded by Myers and carried 5-0.

There are major issues at the library regarding their roof. There are multiple bad leaks and tarps are being laid across much of the library to try and prevent damage to the inside. Duct work issues have also been spotted. Fred Caso, president of the Lewiston Library has been in contact with Mussachio Architects regarding the conditions and to reach out for professional services. Mussachio Architects have quoted creating a full scope of work with project description. The goal in this is to not have to keep pouring money into repairs that are not sufficient. A full inspection and detailed scope of work required to get the library issues 100% resolved is needed. The quote for this service is \$5,800. This scope of work will be used to put the project out to bid for complete and proper repair.

Lewiston Public
Library repairs
scope of work
from
Mussachio
Architects

Burg MOVED to accept the quote from Mussachio Architects in the amount of \$5,800 to create a scope of work for the Lewiston Public Library repairs. Seconded by Myers and carried 5-0.

Waechter MOVED to approve the Supervisor to sign the contract with Mussachio Architects. Seconded by Morreale and carried 5-0.

Susan Saia of Orchard Drive reached out regarding an outdoor faucet that was broken and leaking. She hired plumber Pat Lehman to do the repairs. He has capped it off, and will go back to complete the repair, but it is no longer leaking. The total water/sewer bill Saia received was \$1,644.37. Broderick has spoken with Ritter and determined this leak caused water usage that did not go through the sewer. Saia's sewer portion total of the bill was \$816.97. Broderick asked for a motion to approve a \$750 deduction from the May sewer bill.

Sewer
Forgiveness
905 Orchard
Dr - Pool

Waechter MOVED to approve \$750 be deducted from the sewer portion of the May 2026 water/sewer bill for 905 Orchard Drive. Seconded by Myers and carried 5-0.

Legal

Bax has worked with the attorney for the Town of Cambria to write a use/service agreement regarding the shared used of the conveyer recently purchased for stacking salt. This shared purchase will benefit both towns in the sense that more salt can be purchased at a time, and stacked or stored more efficiently and then mixed. This increase in ability to purchase raw salt in bulk will save both municipalities money on purchases, as well as improve consistency with keeping salt in stock during the winter months. The agreement effectively outlines how and when the machinery will be used and stored and by whom. This agreement will be valid until the machinery is deemed excess and no longer in use by either.

Shared Service
Agreement with
Town of Cambria
for salt stacker

Morreale MOVED to approve the Shared Service Agreement with the Town of Cambria. Seconded by Burg and carried 5-0.

Morreale MOVED to approve the Supervisor to sign the Shared Service Agreement. Seconded by Waechter and carried 5-0.

Engineering

Lannon said New York State recently passed new cyber security measures that require water and waste water systems to test their existing systems against cyber threats. There is a data system at the Town’s Waste Water Plant. The grant will allow the Town to do a condition assessment there for vulnerability to cyber system threats, such as two factor authentication methods among others. The grant itself is a condition assessment grant worth \$50,000 with 0% match from the Town. New York State DEC has put together a package of \$2.5 million to be distributed to municipalities that submit the application for it. Lannon has worked with Ritter and they have the grant application prepared and ready to submit. This does require a Board Resolution authorizing the submission of the grant application. Waechter asked what exactly the grant will be covering to be tested. Will it be a way to see if there is any hidden spyware or malware in the existing system that is dormant that could be turned on or off? Lannon said that is a great question and he will look further into that topic, however, the current data system at the plant is not connected to the internet. Although that doesn’t mean there can’t be a threat. Waechter asked who would be performing the system tests. Lannon said if the board would like this is something GHD can do. New York State is the first state of the union to pass such a resolution. The program is in effect now; compliance of the program is due March 2027. Therefore, this is something that must be done one way or another. The Town doesn’t know what needs to be implemented and won’t until this assessment is completed. Every municipality must pass a similar resolution.

Burg MOVED to pass a resolution authorizing the submission of an application for NYS Cyber Security Grant. Seconded by Waechter and carried 5-0.

Waechter MOVED for the Board to enter into executive session for consultation w/ counsel. Seconded by Morreale and carried 5-0. 6:28 p.m.

Present: Supervisor Broderick, Councilmembers Burg, Morreale, Myers, and Waechter; Building Inspector Masters, and David Sporto, Esq – virtual.

No action taken.

Morreale MOVED to exit executive session. Seconded by Waechter and carried 5-0. 7:15 PM

FINANCE

The Finance Director asked for approval to process the following 2026 budget revisions:

1. A request to move \$120,000 to Lewiston Red Brick Electric - A00-8989-0440-3500 from Transfer from Other Funds H98 Hydro - A00-1000-5031-1189, to cover electrical expense for the remainder of the year approved at the 4/13/26 TBM.
2. A request to move \$51 to Insurance - A00-1910-0400-0000 from Taxes Municipal Property - A00-1950-0400-0000, to cover property insurance expenses.
3. A request to move \$2,177 to Senior Center Equipment - A00-7630-0200-0000 from Fund Balance - A00-1000-0599-0000, to cover bathroom remodel expenses.

NYS Cyber Security Grant Application submission approval

Executive Session

No Action Taken

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4. A request to move \$11,580 to Insurance - B00-1910-0400-0000 from Fund Balance - B00-1000-0599-0000, to cover property insurance expenses.
5. A request to move \$43,790 to Police Equipment - B00-3120-0200-0000 from Insurance Recoveries - B00-1000-2680-0000, to cover car accident replacement expenses.
6. A request to move \$24 to Insurance - DB0-1910-0400-0000 from General Repairs Contractual - DB0-5110-0400-0000, to cover property insurance expenses.
7. A request to move \$80 to Sewer Administration Equipment - SS1-8110-0200-0000 from Sewer Administration Contractual - SS1-8110-0400-0000, to cover equipment expenses.
8. A request to move \$22 to Insurance - SS2-1910-0400-0000 from Master Sewer Equipment - SS2-8110-0200-0000, to cover property insurance.

Budget Revisions

Morreale MOVED to approve the budget revisions as presented. Seconded by Myers and carried 5-0.

COUNCILMAN BURG

The Sanborn Fire Company has submitted a request to add three new members to their roster.

Sanborn Fire Co. additions to roster

Burg MOVED to add Chase Litten-Cook, Wesley Ziolek, and Dzianis Supruniuk to the Sanborn Fire Company Volunteer Fire Fighter roster. Seconded by Myers and carried 5-0.

Upper Mountain Fire Company submitted a request to add one new member to their roster.

Upper Mtn Fire Company Roster Addition

Burg MOVED to add Owen S. Witt to the Upper Mountain Volunteer Fire Fighter roster. Seconded by Myers and carried 5-0.

COUNCILMAN MORREALE

The WPCC would like to hire Samuel Smith off the Niagara County Civil Service Seasonal Employment Application list as summer help at \$18/ hr.

WPCC Seasonal Hire S. Smith

Morreale MOVED to hire Samuel Smith as a seasonal employee for the WPCC at a rate of \$18/hr. Seconded by Myers and carried 5-0.

Jeffrey and Rebecca Miller are requesting to be re-zoned to an I-1, as opposed to their current RR zoning. The Millers have 40+ acres across Swann Road. They want to lease the back 20 acres for solar farming. In 2011, that portion of their property was zoned as I-1. In 2025 the property was re-zoned as Rural Residential. The Millers own the land on both sides of Swann Road, and the neighboring properties are owned by Modern Corp to the North, and Lewiston 1 Fire Company to the West– which are I-1 and I-2 zoned properties. Miller said the solar panels will be positioned in the back of the property, and the only place these are allowed are in “I” zoned properties. Waechter said if the property is split and the back half is re-zoned back to industrial, and the front half maintains as rural residential it will maintain the integrity of the residential portion. Miller said if the whole property owned by him on the north side of Swann Road were to be approved for re-zoning, he would plan to lease it as storage like there is on Langdon Road. Broderick said no decision will be made tonight, but this will be carried over to the next Town Board Meeting on

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May 28th and put under old/pending business. Miller said that re-zoning this would be a good decision by the Town, since taxes would increase from the change, and the difference in school taxes would be great. Miller said this would be a win for everybody, this property cannot be used as vegetation farmland, this would seemingly be the best use of the land, and generate more tax revenue for the Town. Broderick said he is under the impression there is no capacity for more power lines to the grid in that area. This is something the Millers will inquire about further before the next meeting.

COUNCILMAN MYERS - nothing to report

COUNCILWOMAN WAECHTER – nothing to report

PRIVILEGE OF THE FLOOR – no one wished to speak

Myers MOVED to adjourn. Seconded by Morreale and carried 5-0. 7:30 P.M.

Transcribed and
Respectfully submitted by:

Briggett R. Cogland
Deputy Town Clerk