

**Meeting of the Board of Trustees of the Village of Brockport was held at the A.D. Oliver Middle School Auditorium, 40 Allen Street, Brockport, New York, April 13, 2011 at 7:00pm.**

**PRESENT:** Mayor M. Connie Castañeda, Deputy Mayor/Trustee Daniel P. Kuhn, Trustee Kent R. Blair, Trustee Carol L. Hannan, Trustee Scott W. Hunsinger, Clerk Leslie A. Morelli, Treasurer Mary Beth Lovejoy, Building/Zoning Officer Scott C. Zarnstorff, Attorney Robert S. Leni, Esq.

**EXCUSED:** Trustee Kent R. Blair, DPW Superintendent Harry G. Donahue, Police Chief Daniel P. Varrenti, Fire Chief Michael J. Henry

**ALSO PRESENT:** (some signed in, some did not) Norman Giancursio, Jim & Joan Hamlin, John Lessord, Clark Whited, Rob Welch, Ray Ehnot, Ann Lee Walker, Leonard Natiello, Arden Bucholz, Jeff Woodin, Lucille Raleigh, Ken Rombaut, Bob Duff, Bernie & Karen LoBracco, Ray & Ute Duncan, Robert & Kim Sattine, Susan Smith, Don & Kathy Roberts, Rob & Karen Carges, Paul Stepanek, Tom Mangan, Dale Mallory, Rod Davis, Linda Negus, Linda Borrayo, SriRam Bakshi, Chris & Richard Pecora, Fred Perrine, Jack Gennuso, Roger Young, Chuck & Aggie Switzer, Keith Marshall, Tom Mayer, Christopher Martin, Linda Ketchum, Brian Winant, Karen Zok, Rudy Aceto, Kelsey Perrine, Margay Blackman, Mary Jo Nayman, Pam Ketchum, Eric Leverenz, Rosario Rangel, Fred Webster, Kathy Halstead, Harry Snyder, Tony Perry, Bill Bird, Kristina Gabalski, Adam Rich, Dale Mallory, Joe Thorpe, Mark Kristansen

**CALL TO ORDER / PLEDGE:** Mayor Castañeda called the meeting to order and led the Pledge of Allegiance.

**MISSION STATEMENT:** "To provide a high quality of life for all residents, exercising fiscal responsibility and preserving Brockport's unique heritage and historic character."

**CONSENSUS ITEMS:**

- **APPROVAL OF MINUTES:** 3/22, 3/29

→ Trustee Hunsinger moved, Deputy Mayor Kuhn seconded, carried 4/0 that the minutes of the March 22 and March 29, 2011 meeting be approved as written.

The March 23<sup>rd</sup> minutes are still being typed.

- **APPROVAL OF BILLS TO BE PAID**

→ Trustee Hunsinger moved, Trustee Hannan seconded, carried 4/0 that the bills be allowed and paid upon audit.

Treasurer Lovejoy reminded the Board that several bills still need Board initials.

A/P Clearing Account

	<u>Abstract Date</u>	<u>Amount</u>
FUND (A): <u>General</u>	4/4/11	\$39,487.67
FUND (F): <u>Water</u>	-	-
FUND (H): <u>Capital</u>	-	-
FUND (T): <u>(Trust &amp; Agency)</u>	-	-
		\$39,487.67 grand total

FUND (A): <u>General</u>	4/11/11	\$29,611.84
FUND (F): <u>Water</u>	4/11/11	\$1,292.74
FUND (H): <u>Capital</u>	4/11/11	\$1,045.11
FUND (T): <u>(Trust &amp; Agency)</u>	-	-
		\$31,949.69 grand total

- **APPROVAL OF BUDGET TRANSFER AMENDMENTS**

→ Trustee Hunsinger moved, Deputy Mayor Kuhn seconded, carried 4/0 via roll call to approve the following budget transfer amendments.

<u>Account Number</u>	<u>From: Description</u>	<u>Account Number</u>	<u>To: Description</u>	<u>Amount:</u>
A1990.4000	Contingency	A1420.4040	Attorney Fees	\$40,000.00

Purpose: to address the negative balance, unbilled legal fees and future legal fees through fiscal year ending 5/31/11 – per Board request 3/23/11

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Account Number	From: Description	Account Number	To: Description	Amount:
		A2705	Gifts & Donations	\$1,000.00
		A7510.4090	Historian – Misc	\$1,000.00

Purpose: donation from Wal-Mart Foundation for plaques for Historic designated properties – Bill Andrews applied for such

**OLD BUSINESS:**

- Sewer User Fee – proposed Local Law to amend Village Code Chapter 42 “Sewers” – call for 7pm 4/27 public hearing – Middle School Auditorium

→ Trustee Hunsinger moved, Trustee Hannan seconded, to call for a public hearing on the proposed Local Law to amend Village Code Chapter 42 “Sewers” at 7pm April 27, 2011 at the A.D. Oliver Middle School Auditorium at 40 Allen Street Brockport, NY 14420.

**Call to Question:**

Trustee Hunsinger	yes
Trustee Hannan	yes
Deputy Mayor Kuhn	no
Mayor Castañeda	no

2/2 – motion fails.

**PUBLIC HEARINGS:**

- Proposed Local Law to amend Village Code Chapter 59 “Code Enforcement” –

→ Deputy Mayor Kuhn moved, Trustee Hunsinger seconded, carried 4/0 to close the regular meeting and open the first public hearing.

Clerk Morelli read the following legal notice and shared that it was published in the April 4, 2011 edition of Suburban News, posted on the Village website and at Village Hall.

VILLAGE OF BROCKPORT  
LEGAL NOTICE  
NOTICE OF PUBLIC HEARINGS

In addition to the public hearing on the preliminary budget (published as a separate notice, please take notice that the Village Board of the Village of Brockport will meet at 7:00pm on Wednesday, April 13, 2011 at the Brockport Central School District’s A.D. Oliver Middle School Auditorium, 40 Allen Street Brockport, New York 14420 for the purpose of holding a public hearing on the following proposed Local Law:

A LOCAL LAW MODIFYING CHAPTER 59  
OF THE CODE OF THE VILLAGE OF BROCKPORT  
TITLED “CODE ENFORCEMENT”

The text of these proposed Village Code changes is on file in the Office of the Village Clerk, and may be inspected during normal business hours. It is also posted to the Village website [www.brockportny.org](http://www.brockportny.org). All interested parties will be given the opportunity to be heard.

Clerk Morelli read the following proposed change:

§59-1(a). Code Enforcement Officer and Code Enforcement Inspector shall directly report to and be supervised by the Chief of Police.

The Code Enforcement Officer and Code Enforcement Inspector shall directly report to and be supervised by the Chief of Police. The Chief of Police shall have the power to direct the activities and set the schedules of such Code Enforcement Officer and Code Enforcement Inspector as the Chief of Police determines would be in the Village’s best interest and consistent with all applicable laws.

Trustee Hunsinger said this amendment to the Village Code is an attempt to make the Codes office more efficient and effective. By doing this we are assuring the quality of life and the safety of the community. We have studied the alternatives and this is the best possible solution.

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Mayor Castañeda welcomed the public to the hearing and read the guidelines for public comment. Mayor Castañeda invited the public to comment and asked for their name and address for the record. She encouraged those who read a prepared statement to submit a copy to the Village Clerk for insertion into the minutes.

Public comment:

o Norm Giancursio – lives in the Village and owns rental properties in the Village - read the following prepared statement:

In regards to Code changes, Chapter 59, I see many problems with this proposal. Currently when there is a problem the code enforcer responds with the police department. Scott Zarnstorff has always been available at the village hall, and I always had a good working relationship with Bill Weber and Scott. With this move he will no longer be as accessible on a daily basis. As I read in the Post, we will have to call and make an appointment to see him at the Village Hall. Before, if Scott wasn't available the secretary was there to address my concerns. I would feel intimidated having to go to the police department. It would give one person too much power and would be like having two mayors. I feel this is only a political move to undermine the mayor. It is very evident in the past and present the police chief doesn't respond well to taking orders from the mayor. This would lead to the potential of abuse of power and it does not serve the tax payers. This move would be for the benefit of Mr. Varrenti not for the benefit of the village residents. In closing I hope the village tax payers realize the potential damage and vote this down. Thank you.

o Rod Davis – owns rental properties in the Village – said he would like to see the Village support businesses, not punish them. Businesses can be rewarded by incentives, not managed by the whip and lash. Doing so would encourage investment in the Village and improvement to properties. Stricter legislation and harsher enforcement will likely result in litigation. The Village can't afford that. Property owners should not be penalized for things like a missing coat of paint. Code Enforcement is currently doing a good job. He encouraged voting against this change in Code Enforcement supervision.

o Rob Welch – owns Presidents Village apartment complex in the Village – said he echoes the last 2 speakers and urges that penalty is not the way to go. He is against amending Village Code Chapter 59.

o Christopher R. Martin – Coleman Creek Road - said he is against amending Village Code Chapter 59 and the recent relocation of the Code Enforcement Office to the Police Department. The Code Enforcement Officer will effectively lose his Department Head status. This is a waste of taxpayer money and will impact Village taxes unnecessarily. He said he is curious to understand how this change will impact his quality of life. He said nowhere else in Monroe County is the entire Code Enforcement Office under the supervision of the Police Chief.

o Thomas Mangan of Utica Street - said the current way doesn't work. The Code Enforcement Officer has virtually no supervision under the Mayor.

o Gino Romano of East Canal Road – owns rental properties in the Village - said he doesn't understand the need for the change and is against it. The Code Enforcement Office was accessible at Village Hall. Being under the direction of the Police Chief would be like being in a police state.

o Len Natiello of Gordon Street - said he is opposed to the change. Relocating the Code Enforcement from Village Hall to the Police Department is wrong. If the CEO needs to go to the Police Department for something he can walk or drive there.

Mayor Castaneda clarified that the relocation of the office has already taken place. The proposed Local Law is in regards to who supervises the office – the Mayor or the Police Chief.

o Roger Young of Sweden Walker Road – owns rental properties in the Village – said he was always comfortable with Bill Weber and with Scott Zarnstorff. He said he would feel uncomfortable having to go to the Police Department, especially if he were to be frisked to be let in.

o Adam Rich - said he is a homeowner, not a landlord – he supports the consolidation of Code Enforcement with the Police Department and does not understand why access would decrease. They are there to help, not hurt. He said he simply does not understand the fear. He said he walks the Village and sees the need for improved Code Enforcement. There is not great

evidence that the current system with one person has worked fantastically. He said change can sometimes be a good thing.

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- Tony Perry – owns rental properties in the Village – said Bill Weber and Scott Zarnstorff have required a number of things from him regarding his rental properties over the years that he probably didn't really have to do. However, he welcomed their safety suggestions. Some Board members use the phrase "quality of life". That is an abstract idea. He is curious as to the alternatives Trustee Hunsinger referred to earlier and why the change was felt to be necessary. T. Perry said he is against this as it takes power away from the Mayor. He said C.R. Martin's comments were spot on, as this is not done elsewhere in the County. He encouraged people to vote it down.

- Pam Ketchum of Park Avenue – lives in the Village and owns rental properties in the Village – said she imagines many landlords do not want Code Enforcement merged with the Police Department and supervised by the Police Chief because they would do a much better job. She said she sees many things that need attention. She referred to a property on South Avenue that owners had for 35 years with an apartment in the house. They never once got a Certificate of Occupancy for the apartment. The job is way bigger than Scott Zarnstorff's abilities. She said she commends the work he does, but supports anything that will bolster code enforcement's efforts so that it will be taken more seriously.

- Jose Mendez - owns rental properties in the Village – said if the Police Department is needed to help with Code Enforcement, don't they have enough police work to do? He said the two should be kept separate. The current system was fine. He encouraged people to vote against it.

- Linda Borraro – Utica Street and owns rental properties in the Village – said she is against the change and that during the Village dissolution attempt the Pro Brockport group had a party at the SUNY Alumni House where many people including the Police Chief were parked illegally. It was brought to the attention of the Mayor and Police Chief. If one person has all the power to selectively enforce, they will succeed in intimidating everyone.

- Dale Mallory - said he has no agenda but believes that Code Enforcement should come under the power of the Mayor. It can't be a club. It would be like giving the military jurisdiction over civil matters.

Mayor Castañeda thanked the public for their comments. If the Board passes the Local Law, it will then be put up for referendum as it would be diminishing the powers of the Mayor. Voters would have an opportunity to vote on it in June.

→ At 7:35pm Trustee Hunsinger moved, Deputy Mayor Kuhn seconded, carried 4/0 to close the first public hearing.

- Preliminary Budget -

→ At 7:35pm Deputy Mayor Kuhn moved, Trustee Hunsinger seconded, carried 4/0 to open the second public hearing.

Mayor Castañeda commended Treasurer Lovejoy and the Board for their work on the budget thus far. Work continues on it. A final budget must be adopted by May 1<sup>st</sup>. She thanked the Trustees for their work on the various ad hoc committees and in particular Trustee Hannan for her work on the ad hoc committee investigating the feasibility of a sewer user fee. Unfortunately, the timing of the reports and follow up work could not impact the preliminary budget.

Mayor Castañeda shared that Treasurer Lovejoy will be making a presentation and then public comment will be taken.

Treasurer Lovejoy made a Power Point presentation on the preliminary budget.  
**(Copy attached to end of minutes)**

8pm

Clerk Morelli read the following legal notice and shared that it was published in the April 4, 2011 edition of Suburban News, posted on the Village website and at Village Hall.

VILLAGE OF BROCKPORT  
LEGAL NOTICE

## NOTICE OF BUDGET HEARING

As previously published, on March 9<sup>th</sup> the Tentative Budget of the Village of Brockport for the fiscal year beginning June 1, 2011 was filed with the Village Clerk.

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On March 23<sup>rd</sup>, the Village Board accepted the Preliminary Budget. It is available for review on the Village website at [www.brockportny.org](http://www.brockportny.org) and at Village Hall during business hours Monday – Friday 8:30am – 4:30pm.

The General Fund Budget entails \$5,113,592 and a tax levy increase of 16.45% and includes compensation proposed to be paid to each member of the Board of Trustees as follows: Mayor \$9,866 and Trustees (4) at \$3,443. The Water Fund Budget entails \$917,950.

Please take notice that the Village Board of the Village of Brockport will meet at 7:00pm on Wednesday, April 13, 2011 at the Brockport Central School District's A.D. Oliver Middle School Auditorium, 40 Allen Street Brockport, New York 14420 for the purpose of holding a public hearing on the Preliminary Budget of said Village for the fiscal year beginning June 1, 2011. All interested parties will be given the opportunity to be heard.

The Board can make changes to the Preliminary Budget after April 13<sup>th</sup> and must adopt a Final Budget by May 1<sup>st</sup>.

#### Public comment:

o Norm Giancursio – lives in the Village and owns rental properties in the Village - read the following prepared statement:

Good evening Board. I am here to address concerns regarding the budget tonight. After attending last night's workshop about the budget, it is quite clear that the Village is in serious financial difficulty now and in the future.

One of the best suggestions, for long term planning was to send out a survey or questionnaire to inquire what services the Village residents desired or are willing to pay for. The request was ignored and the Mayor was shot down with the proposal. If this proposal proceeded, one of the biggest expenses, the Police Department, could be studied or put up for a vote in June.

The college has 17 officers, which could assist the Sheriff's, and the new Sheriff's station is located within five minutes from the Village. The Sheriff's Department currently assists the Brockport Police Department and can take calls on their own. The police department is a redundant service that the taxpayers can no longer afford or need.

There was a car accident tonight at Main Street and Centennial Avenue – the Brockport Fire Department, the Brockport Police Department, and the Monroe County Sherriff's Department were all there.

When the Village was up for a dissolution vote, the cry was there was no plan, but there was a plan in place to proceed. The Pro Brockport group and the majority of the Village Board criticized the plan. The truth now is that the Village has no plan. I feel taxpayers were misled by the majority of the Board and the Pro Brockport group.

This is so apparent when the majority of the Trustees are agreeing to shut off some Village street lights in order to save money. Has anyone considered the safety of the Village residents with this plan? Nobody has listened to the Mayor's plight that there is a fee of \$400 to turn off every light and a fee to reinstate the service. After the initial fee, what if any, is the savings to taxpayers? At the expense of their safety?

Charles Zettek from the Center for Governmental Research stated the Village is in a box. It won't be long before a cover is put over the box and it is nailed shut. The Village is being shut down one light at a time.

A 16.5% tax increase is not acceptable now or in the future. My Village tax from July of 2000 has gone from \$705 to \$1,492. More than doubled in the past 10 years. I can see when the Towns establish their own Fire District, which they are currently working on, Village residents will be strapped with ever growing double digit tax increases. This is just to name a few problems of many that the Village is faced with.

In closing, some tough issues need to be addressed. It is apparent the majority of the Board is not ready to tackle the problems. So, let the taxpayers do it with a survey and a vote on the Police

Department. Thank you.

- Len Natiello of Gordon Street – said Village taxes are forcing him towards either bankruptcy or having to sell his home at a loss and move out of the Village. The double digit tax increases the last few years are outrageous. The cutting of services such as annual junk pick up is a breach of contract, particularly last year when it was already budgeted for. The brush pick up used to  
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be monthly, then every other month, now only twice – another breach of contract. He said maybe the Police Department should be disbanded. Go with coverage by Monroe County Sherriff's Department, New York State Police, and SUNY University Police. He said from his understanding the Village has the highest tax rate and water rate in the County. Now, we don't even have paid ambulance and soon we will not have local dispatch. Something drastic needs to be done. Save about \$2 million by eliminating local police.

- Ken Rombaut of West Avenue - said he has many years of involvement with the Brockport Fire Department and with local Boy Scouts. He is not an accountant, but questions how the Village can cut or decrease services and yet still have tax increases. His Village taxes will go up \$191. Having just gotten a letter from the Town of Sweden Assessor his assessment is going up 7%. That would be another \$97. The two increases total 20%. The options may be to sell his house (likely to a landlord as they are the only ones buying), replace the entire Village Board, hope the Governor passes the 2% tax cap so there will be some control here. The tax cap is a definite possibility for the future. Regarding a Fire District, there is a cost, but it is probably the only way the Brockport Fire Department can survive. Why not look at employing more positions part time instead of full time? In closing, he said he is very dissatisfied that the Board is even considering a tax increase of this magnitude.

- Tom Mangan of Utica Street - said the Village Board has some tough decisions to make. He said he is curious why these weren't done earlier. He referred to the Towns of Sweden and Clarkson backing out of using Brockport Ambulance. From his understanding they could have stopped that. By law SUNY University Police cannot provide police protection to the Village. The new Monroe County Sherriff's station is in Spencerport. That is not 5 minutes from Brockport. Why not increase the cost of parking ticket fines. The standard nationwide is \$50, yet Brockport is only \$30. Fees such as tickets and C of O's can be raised by a simple vote of the Board.

- Christopher Martin of Coleman Creek Road – offered to trade his 24% assessment increase with Ken Rombaut's 7% increase. He is fighting it with the Town. He clarified that not only can't SUNY University Police cover the Village, but New York State Police can't either. It can only be Monroe County Sherriff's Department or Brockport Police Department. He said the tentative budget tax increase was less than the preliminary budget tax increase – going in the wrong direction. Need to do more with less now to prevent an exodus out of the Village due to double digit tax increases.

- Karen LoBracco of Adams Street – thanked the Board and Treasurer for listening to last years comments regarding reserves and long term fiscal viability. She said the burden for some services need to be a burden on those using them. The proposed sewer user fee would shift the cost to those using the services, not just taxpayers. This could be one way of addressing the needs of those long time residents on fixed incomes.

- Chuck Switzer of South Avenue – commended Treasurer Lovejoy for doing a good job, particularly with debt service, reserves, contingency. Questioned salary increases. Commented that continued increases are simply unsustainable.

Treasurer Lovejoy clarified that there are NO salary increases for any Village employees. The only thing is an addition of an education allowance for the Police Department.

- Dave Moore of Keable Court and Village employee – shouted from the audience that the education allowance is still an increase since they get paid for it.

- Joe Thorpe of Centennial Avenue – said the tax increases are unsustainable. The Village has to get their hands out of the residents pockets whether they are taxes or fees. He questioned how long the Village can continue to exist like this. Big cuts need to be made.

- Pam Ketchum of Park Avenue - lives in the Village and owns rental properties in the Village – read into the record the statement she read at the last Village Board meeting and put in the Suburban News.

Sustainability – Finding Long Term Solutions to Improve the Balance, Quality of Living, Fairness and Economic Well Being of Brockport

A number of issues were discussed last evening at the Village of Brockport Board workshop meeting.

One topic was the Farmers Market; the benefit to the village and surrounding farmers. It was said that “structure is key” with regards to the market and the managers. Farmers pay a \$200 fee to sell fruits and vegetables for the season – low compared to other venues. Issues were worked out and we all look forward to the upcoming season of healthy eating and community enjoyment.

A couple of days ago I filled out the required Annual Rental Registration forms that landlords must send in to the Code Enforcement Office within the month. It is not difficult to do. We have 5 rental houses, **MINUTES OF VILLAGE BOARD MEETING HELD April 13, 2011 continued.....page 7**

12 units, 30 bedrooms in all. There is no fee for this annual registering of our rental houses. Every 3 years we pay a small sum to have a quick inspection in order to get the required Certificate of Occupancy. Maybe we pay \$25/year for each house to do business in the Village of Brockport. In exchange, my husband and I work hard to manage and maintain our properties and collect a total rent of approximately \$3,600 per bedroom or \$108,000 if we have 100% occupancy rate. We can make an additional \$450 per bedroom for the 3 summer months or more than \$13,000. \$13,000 summer rent + \$108,000 school year rent = \$121,000/year or \$20,000/year per property.

Now, we don't have a 100% occupancy rate. But you get the point; rental property can be a profitable business. I would feel a lot better about giving back to the community and paying my fair share if there was a rental registration fee of \$300/unit/year. Additionally, I believe that we should follow the lead of other municipalities and have a list of licensed authorized inspectors that landlords contact directly to have their properties inspected EVERY YEAR to obtain a certificate of occupancy in addition to the rental registration fee. Landlords should pay a standard fee for a standard inspection (no rubbing political elbows or making excuses). The inspection report would be sent directly from the inspector to the Code Enforcement Office and appropriate steps taken. If work needs to be done that would be noted and a specific time allotted or the registration would be revoked and the business closed.

It's hard to believe that a farmer can pay more to the village to sell vegetables this summer than I will have to pay to make approximately \$20,000 this next year from each of my rental properties. As businesses, we each have expenses and liabilities but it looks like landlords have it pretty good.

For example, College Street has 13 rental houses:

48 Units (Apartments) 111 bedrooms x \$3,600/bedroom/9 months = \$399,600

Total rent from 13 rental houses on College Street = \$399,600 (not including any summer rent).

48 Units x \$300 annual rental registration fee = \$14,400 annual income to the Village of Brockport

= Sustainability

= 72 farmers registration fee for the Summer 2011 Farmers Market season.

College Street Directory:

- R 17 College – Webster – 5 Fam-AV: \$123,300/4400SF/7bd/5ba/Rent: \$25,200
- R 21 College – Webster-1 Fam-AV:\$86,500/1688SF/6bd/2ba/Rent: \$21,600
- R 24 College – Webster-6 Fam-AV:\$189,500/6961SF/10bd/6ba/Rent: \$36,000
- R 25 College – Webster-1 Fam-AV:\$78,000/1566SF/3bd/2ba/Rent: \$14,400
- R 28 College – Pensco Truste-1 Fam-AV:\$60,900/985SF/3bd/2ba/Rent: \$10,800
- R 29-31 College – Giancursio-4Fam-AV:\$148,800/5916SF/11bd/4ba/Rent: \$39,600
- R 32 College – Young – 3 Fam-AV:\$125,500/3202SF/12bd/4ba/Rent: \$43,200
- R 35 College – Webster-2 Fam-AV:\$85,000/3884SF/9bd/3ba/Rent: \$32,400
- 39 College – Andrews – 1 Fam-AV: \$205,000/2880SF/4bd/2ba
- 40 College – Thompson-1 Fam-AV:\$129,700/2706SF/3bd/2ba
- 45 College – Lapierre-1 Fam-AV:\$124,800/2830SF/4bd/3ba
- 46 College – Andrews – 1 Fam-AV\$125,300/2448SF/4bd/3ba
- R 51 College – Giancursio – 1 Fam-AV:\$91,400/2568SF/4bd/2ba/Rent: \$14,400
- R 52 College – Caldarelli – 5 Fam-AV:\$110,000/2701SF/5bd-8occ/Rent: \$28,800
- R 56 College – Mccauley – 4 Fam-AV:\$130,500/4512SF/4bd/4ba/Rent: \$14,400
- 57 College – Coapman – 1 Fam-AV:\$128,700/2608SF/4bd/2ba
- R 60 College – Mccauley-2Fam-AV:\$125,800,3104SF/4bd-6occ/Rent: \$21,600
- R 61 College – Webster-8Fam-AV:\$202,500/6309SF/14bd/8ba/Rent: \$50,400

18 Structures 13 Rentals 5 Owner Occupied 72.2% Rental

She added that yes, landlords may have mortgages, and they have taxes, insurance, repairs and upkeep. She said most of the Code Enforcement Office's efforts are related to rental properties. A

rental registration fee could be used to offset the cost to operate that department. She said she thinks there is uneven enforcement and benefiting of exemptions, such as STAR, by landlords claiming they live in one of their houses in the Village.

○ Linda Borrayo of Utica Street – lives in the Village and owns rental properties in the Village - questioned why the reserve for the future maintenance of the Smith Street Bridge is not being funded. Questioned whether a sewer user fee would be on top of the proposed 16.5% tax increase. Commented that maybe those in support of a sewer fee are rich or get annual raises. She does not.  
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Commented that water rates went up significantly last year. Said she sees fire hydrants going in on Redman Road near SUNY and wonders what happens when SUNY stops buying water from the Village and goes directly to Monroe County Water Authority. Why consider a Village Court? We utilize the Town Court and get our share of ticket revenues. Would we give more tickets to get more money? Then there's the idea of a rental registration fee. A state legislator proposed a bicycle registration fee and it was quickly reconsidered. The Village Board needs to start really looking at things closely. It's going in the wrong direction. Don't be afraid of change. Put the elimination of the Police Department up for referendum. Give the voters the ability to vote on it. What is the majority of the Board afraid of? The Police Department is always picked on at budget time due to the cost.

○ Rob Welch - owns Presidents Village apartment complex in the Village – said Pam Ketchum's proposed annual rental registration fee of \$300 per unit would cost him \$25,000 and would devalue the property and threaten his business. It would only force grieving assessment, which becomes a vicious cycle and shrinks the tax base. Continuing to come up with ideas for fees is insane. He won't pay.

○ Jose Mendez - owns rental properties in the Village – said any tax increase will affect property values and houses will not be maintained. He has charged \$3,600 per student for rent since 1997 and he has vacancies. He can handle the mortgages, but taxes really bother him. When he acquired one of his properties he paid \$5,800 in annual taxes (3 sets) and is now up to \$18,900 in annual taxes. His water consumption as 239,000 gallons then and is 109,000 gallons now. Businesses will close down. Pro Brockport seems to be anti everything. He commented that if Pam Ketchum has so many calls from people looking for rental housing, he'd be happy if she'd send them his way since he has vacant units.

○ Tony Perry - owns rental properties in the Village – said the Village has a tax rate problem. A sewer fee will likely be next. It's really just another tax. C of O fees will likely go up. Taxpayers have to pay more and more. Remington Woods, the new subdivision off West Avenue can't get houses built because the taxes are too high. The Village can't get growth. Don't just look to raise fees.

○ Mark Kristansen of Main Street - said when he's on the New York State Thruway he pays a toll. Users should pay their fair share for sewer use as their use takes a toll on the sewer system. He said Pam Ketchum shared the pros and cons of being a landlord. Yes it is profitable. He said his assessment went up and he asked the Town Assessor about it and got a 15 minute meeting. He did his homework and showed that no house around him had a comparable assessment. The Assessor told him that rental properties are run down and can't be compared to. It is a backwards system.

○ Norm Giancursio - lives in the Village and owns rental properties in the Village – suggested to Pam Ketchum and Pro Brockport donate money to the Village. Mayor Castañeda reminded the speaker to address the entire Board, not members of the public.

○ Paul Stepanek of Cloverwood Drive – said this is the first budget hearing he has attended and he is curious as to why there are continuous Village tax increases. Taxpayers seem to pay more and more and get less and less for it. What makes the Village of Brockport so special? The same house in Spencerport or Hilton or Webster has half the taxes. Implementing a sewer fee would still take money from taxpayer's pockets and put it in the Village pockets. It doesn't make any sense. How about cutting employee benefits instead of paying 100% of medical and dental for the Unions? Live in the real world like everyone else.

○ Gino Romano of East Canal Road – owns rental properties in the Village – said as taxes increase property values decrease. It isn't inviting for people to purchase here, as many people make their decision on property taxes. He said he owns property in Rochester, Hilton and Spencerport as well and the taxes don't increase to the degree they do in Brockport. People will have to decide whether to sell now before the next tax bomb hits. Said his pay has stayed the same the last 3 years – no increases. Everyone is doing more with less. This is way too out of hand.

○ Bernie LoBracco of Adams Street – said he is not happy with the proposed tax increase.

He is in favor of a proposed sewer user fee. Let those putting water down the drains pay their fair share. He said 46,700 gallons per year is the median – meaning half use more and half use less. Some rental properties use 387,000 gallons which is 8 times the median. Let them pay their fair share. There are other municipalities that have a sewer fee. Spencerport's is more than double what Brockport is considering.

- Len Natiello of Gordon Street – shouted out that Brockport has the highest water rate.

- Rod Davis - owns rental properties in the Village – thanked Treasurer Lovejoy for her presentation and for her and the Board's work on the budget. He knows it is difficult. All need to be in **MINUTES OF VILLAGE BOARD MEETING HELD April 13, 2011 continued.....page 9**

this together. He is willing to pay his fair share. However, Village taxes have doubled for him in the last 10 years. Everyone needs to stop fighting – Board member against Board member, residents against rental property business owners. Pointing fingers does no good. Everyone needs to help reach peace.

Mayor Castañeda thanked the public for their comments.

→ At 8:50pm Trustee Hunsinger moved, Trustee Hannan seconded, carried 4/0 to close the second public hearing.

**ADJOURNMENT:**

→ At 8:50pm, Mayor Castañeda moved, Trustee Hunsinger seconded, carried 4/0 that the meeting be adjourned.

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Leslie Ann Morelli, Village Clerk