

## Town Board Minutes of December 9th, 2025

The meeting of the Wales Town Board was held on the 9<sup>th</sup> day of December 2025 at the Wales Community Center, 12345 Big Tree Road, Wales Center, New York.

The meeting was called to order by Supervisor Tim Howard at 7:02 pm EST.

Supervisor Howard aye  
Councilman Butcher aye  
Councilman Gawronski **absent**  
Councilwoman O'Connor aye  
Councilman Newman aye

present: Wendel Engineering and Town Attorney Phyllis Todoro (5) Residents whose names are on file.

**INVOCATION:** led by Councilman Butcher

**PLEDGE OF ALLEGIANCE:** led by Councilman Newman

**ADOPTION OF AGENDA: MOTION # \_\_** By Councilman Butcher, second by Councilman Newman, approving the agenda with addition of Anna Jost request to make comment. Carried ayes-4 noes-0 absent 1

**ACCEPTANCE OF MINUTES: MOTION # \_\_** By Councilwoman O'Connor, second by Councilman Butcher, approving the minutes of November 11<sup>th</sup>. Carried ayes-4 noes-0 absent 1

**\* EXECUTIVE SESSION ON PENDING LITIGATION\***

**MOTION # \_\_** By Councilman Butcher, second by Councilman Newman to enter executive session at 7:06pm. Carried  
Supervisor Howard stated that in executive session I'm obligated to disclose that there was a vote on the Article 78 with Niagara Semper Fidelis.

**MOTION# \_\_** by Councilman Butcher and second by Councilman Newman to Appeal the whole case with Niagara Semper Fidelis, Inc. Carried ayes-4 noes-0 absent-1.

That no other business was conducted in the executive session.

**INVITATION FOR PUBLIC COMMENT ON AGENDA ITEMS:**

Dori Carlone Hunter Creek Rd, began asking a question of a case that is currently under litigation and Supervisor Howard had to stop the resident and inform her of the pending litigation and it is not to be discussed.

Mark Laufer Warner Hill Rd, I just wanted to ask a few questions about the special use permits process for Airbnb's. What would that involve, I currently have them rented out for like a year and a half in advance. There's a problem. I feel that maybe that should be grandfathered. Well, my opinion is I don't believe that if something's been running already for three years and there's been no problems why it can't be grandfathered.

Jill Lauffer, 13291 Warren Hill Road, I just want to piggyback on what was said by Mark about the short-term rental permit process. The new proposed law that it's going to follow the special use permit process, which is very lengthy and it's very burdensome, especially for something that's this small and has already been running for three years. We've been through the special permit process, sorry, special use permit process in the past and it was its extreme burdens.

Matthew Malican- I'm with the Erie County Sheriff's Office, in the Community Engagement Team. It's a new unit the Sheriff's Office created about a year ago. I do things like come to town board meetings and community events. I attended the Veteran's Day event on the 11<sup>th</sup>; It was very nice. We can do demonstrations; we can integrate with the Woodchuck elementary school down the road. November, the Sheriff's Office handled a total of 104 calls for service in Wales, 13 auto accidents. There is very little crime in Wales, zero arrests and zero burglaries. There was one report of petty larceny. No vehicles were stolen, which is a very big thing in the County.

**OLD BUSINESS:**

**1. Local Law 3-2025- Comprehensive revisions to Chapter 200**

**MOTION# \_\_** By Councilman Butcher and second by Councilman Newman that proposed local laws 3,4&5 be table for next month's meeting for the new councilman starting, that he should have a say. Carried ayes-4 noes-0 absent 1 **2.**

**Local Law 4-2025- Short Term Rentals**

**MOTION# \_\_** By Councilman Butcher and second by Councilman Newman that proposed local laws 3,4&5 be table for next month's meeting for the new councilman starting, that he should have a say. Carried ayes-4 noes-0 absent 1

**3. Local Law 5-2025- Solar energy systems**

**MOTION# \_\_** By Councilman Butcher and second by Councilman Newman that proposed local laws 3,4&5 be table for next month's meeting for the new councilman starting, that he should have a say. Carried ayes-4 noes-0 absent 1

**4.13748 Big Tree Solar Project**

Rob Klavoon of Wendel engineering stated we are waiting for Noise study, NYS DEC permits and just got their revisions to our engineering comments that we had. I would recommend to table that and leave that on old business.

**MOTION# \_\_** By Councilman Newman and second by Councilman Butcher to table and keep as old business. Carried ayes-4 noes-0 absent 1

**NEW BUSINESS:**

**These next 5 items are the standard motions for the close out of the end of the year**

**1. Approval to authorize Supervisor to make any necessary transfers to balance accounts for 2025.**

**MOTION# \_\_** By Councilman Newman and second by Councilman Butcher approving the Supervisor to make all Necessary transfer to balance accounts for 2025. Carried ayes-4 noes-0 absent 1

**2. Approval to authorize Supervisor to pay 2025 bills from 2025 funds prior to the closing of books.**

**MOTION# \_\_** By Councilman Butcher and second by Councilwoman O'Connor approving Supervisor to pay 2025 bills from funds prior to the closing books. Carried ayes-4 noes-0 absent 1

**3. Approval to submit Supervisor's Annual Report for 2025 to be filed with the NYS Audit and Control.**

**MOTION# \_\_** By Councilman Butcher and second by Councilwoman O'Connor approving the Supervisor Annual for 2025 to NYS Audit and Control. Carried ayes-4 noes-0 absent 1

**4. Approval of all Town appointed positions to remain in effect until the 2025 Organizational Meeting.**

**MOTION#**\_\_ By Councilman Butcher and second by Councilman Newman approving that all town appointed positions will remain in effect until the 2006 organizational meeting. carried.

**5. Approve the salaries of non-union employees for 2026**

**MOTION#**\_\_ By Councilman Butcher and second by Councilman Newman approving the salaries of non-union employees for 2026 Carried ayes-4 noes-0 absent 1

**6. Intermunicipal agreement to host 250<sup>th</sup> anniversary celebration**

Supervisor Howard said the 250th anniversary celebration will be July 3, 4 & 5 at the Marilla grounds. This is a joint agreement with the three Towns of Elma, Marilla & Wales. The Towns fiscal part of that would be \$10,200, which is 17% of the projected budget. Don was the initially appointed as our representative. They are not sure of what expense will be at this point, they're suggesting it may be as high as \$60,000, for us 17%. We can't amend the budget for that expenditure at this point.

**MOTION#**\_\_ By Councilman Butcher and second by Councilman Newman approving the Supervisor to sign the joint agreement with Marilla and Elma for 250<sup>th</sup> Celebration. Carried ayes-4 noes-0 absent 1

**7. Reappointment of Kevin Inghram of the Planning for a 5-year term**

**MOTION#**\_\_ By Councilman Butcher and second by Councilman Newman approving Kevin Inghram to the Planning Board for a 5-year term. Carried ayes-4 noes-0 absent 1

**8. Reappointment of Mark Gaston to the Planning Board. For a 5-year term**

**MOTION#**\_\_ By Councilman Butcher and second by Councilwoman O'Connor approving Mark Gaston to the Planning Board for a 5-year term. Carried ayes-4 noes-0 absent 1

**9. Proposed Local Law 7-2025 Battery Storage**

**MOTION#**\_\_ By Councilman Butcher and second by Councilman Newman to table and review the proposed State comments.

Carried ayes-4 noes-0 absent 1

**10. Approval of Building Inspector for training Certified Chimney Inspector**

**MOTION#**\_\_ By Councilman Butcher and second by Councilman Newman approving Dan Whitehead to attend the training for certified chimney inspector. Carried ayes-4 noes-0 absent 1

**11. Approval of Girl Scouts Meetings Dates**

**MOTION#**\_\_ By Councilman Newman and second by Councilwoman O'Connor approving the meeting dates of the girl scout meeting, they do have insurance on file. Carried ayes-4 noes-0 absent 1

**Supervisor Howard said that Anna Jost can make her comments**

I'm Anna Jost with Auctions International, I'm here with Russ, the founder of Auctions International. Before the Board, everybody should have a copy of a letter with attachments that I submitted. The purpose of this letter is to inform the Board that Councilman Jeffrey Gawronski, according to his own LinkedIn profile, works for a company called US Innovative Construction LLC. When you go to US Innovative Construction LLC, you realize that the website is Cash Auctions. Cash Auctions is a very long-time competitor of Auctions International. Also, the thing to note is that Mr. Gawronski lists himself in his LinkedIn account that he has been working there since 2020. I don't know exactly when he acquired his board seat. But what I did know is that in 2019, Monahan Real Estate acquired Cash Auctions. "For over 30 years, Cash Auctions has established a strong reputation in the auction industry. In 2019, the company was acquired by Monahan Real Estate Development LLC but still maintains its original leadership team. This acquisition has allowed Cash Auctions to expand its resources and capabilities, while remaining committed to providing top-notch auction services to clients." So, when you go to Innovative Construction on map quest, which was what I did and saw Cash Auctions. The official address, US Innovative Construction LLC is 222 Sawyer, and it's connected. The president of US Innovative Construction is Patrick Cunningham, the founder of Cash Auctions. So, I am a little stunned and fail to find a legitimate reason for all the times that Mr. Gawronski presided over issues regarding Auctions International and never saw fit to disclose that he works for a competitor of Auctions International. What I find really disturbing all the times that he incurred building code violations, stop work orders, ending with a poster showing up. If all of that had been successful, they may have been able to put him out of business, which of course would have made the land unsellable as well. Cash Auctions could of suddenly have an influx of auctions. They may even have a huge plot of land that they could invest in. I just think it might be speculative, but what is not speculative is he works for Cash Auctions through another entity. He knew every single time that he sat there, each and every single time he presided over Auctions International was a separate ethical violation. It was a separate instance when he needed to speak up and say, "I think I better abstain."

Russ Scherrer - After Auction School, I think it was 1999. The first thing that happened, Cash Auctions took me to his office in Hamburg. Threatened me. Told me, you're going to work for me." And I said, "No, I'm not. I will not work for you period". And I'm a good person and I'm honest. He was not and I would not work for a person like that. And he's made my life miserable for the last 20 years. And it hurts. I did take some contracts away from him as soon as I got my feet on the ground. And I did much better than he did, I've done much better since then. Thank you.

**COMMUNITICATIONS:**

No work session on Christmas Eve. Our next meeting will be on January 13th. There'll be a work session on the fourth week of January. I will be making contact to notify the applicants of appointments to interview for the constable and dog control position.

**REPORT OF DEPARTMENT HEADS:**

The Building Inspector, Highway Supt'd and Town Clerk

**REPORT OF COMMITTEES:** none

**REVIEW AND ACTION ON SUPERVISOR'S MONTHLY REPORT:**

**MOTION#** \_\_ by Councilman Newman, second by Councilman Butcher approving November 2025

Supervisors monthly reports. Carried ayes-4 noes-0 absent 1

**REVIEW AND ACTION ON TOWN CLERK'S MONTHLY REPORT:**

**MOTION #** \_\_ by Councilwoman O'Connor, second Councilman Butcher, approving the Town Clerk's monthly reports for November 2025 as presented. Carried ayes-4 noes-0 absent 1

**GENERAL FUND BILLS: & ESCROW ACCOUNT FOR SOLAR \$6200.95**

**MOTION #** \_\_ by Councilwoman O'Connor, second by Councilman Butcher approving General Fund Abstract # 012 voucher # 340-380 total amount \$74,670.49. Carried ayes-4 noes-0 absent 1

**HIGHWAY FUND BILLS:**

**MOTION #** \_\_ by Councilman Butcher, second by Councilman Newman, approving Highway Abstract # 012 voucher #145-155 total amount \$21623.95. Carried ayes-4 noes- 0 absent 1

**ADJOURNMENT in memory Harry Wartz**

**MOTION#** \_\_ By Supervisor Howard and second by Councilman Butcher to adjourn the meeting at 8:06pm.

Carried ayes-4 noes-0 absent 1

Respectfully submitted, Town Clerk of Wales

DRAFT