

TOWN OF WALES
Town Board Minutes
April 14, 2026 at 7:00 p.m.

The meeting of the Wales Town Board was held on the 14th day of April 2026 at the Wales Community Center, 12345 Big Tree Road, Wales Center, New York.

Supervisor Howard called the meeting to order at 7:00 p.m.

ROLL CALL:

- Supervisor Howard – Present
- Councilman Butcher – Present
- Councilman Gallo – Present
- Councilwoman O’Connor – Present
- Councilman Newman – Present

Others Present: Attorney Phyllis Torodo, Matt Dubois Solar Company Representative, Gene Majchiczak from Senator Gallivan’s Office and (4) Residents whose names are on file with Town Clerk.

INVOCATION: led by Councilman Butcher

PLEDGE OF ALLEGIANCE: led by Councilman Gallo

ADOPTION OF AGENDA

Supervisor Howard stated that the agenda and documentation for items contained on it are available to the public from the Town Clerk during normal business hours, 8:30 a.m. Monday until 4:00 p.m. on the Tuesday prior to the scheduled meeting.

MOTION # __By Councilman Butcher, second by Councilwoman O’Connor, approving the agenda for April 14, 2026. Carried ayes-5 nays-0.

ACCEPTANCE OF MINUTES OF PRIOR MEETING

MOTION # __By Councilman Butcher, second by Councilwoman O’Connor, approving the meeting minutes from March 10, 2026 and Public Hearing Local Law 1-2026 meeting minutes. Carried ayes-5 nays-0.

INVITATION FOR PUBLIC COMMENT ON AGENDA ITEMS:

Supervisor Howard explained all persons wishing to speak in favor of or against any items on the agenda as published and/or adopted may be heard at this time. Agendas have been provided when signing in and any persons wishing to speak will be recognized. When recognized, please state your full name and address and you will then be allowed three (3) minutes to speak on the agenda items. Note, persons wishing to speak will be heard once per agenda item, discussions on non-agenda items may be discontinued by the Chairman.

Supervisor Howard introduced a Representative from Senator Gallivan’s Office named Gene Majchiczak. There is a close relationship between Supervisor Howard and Senator Gallivan office.

EXECUTIVE SESSION

MOTION # __By Councilman Butcher, second by Councilman Newman, approving the board to go into Executive Session for pending litigation. Carried ayes-5 nays-0.

OLD BUSINESS

1.) 13748 Big Tree Solar Project

The board discussed the draft host community agreement that has been worked out by the Attorney’s and 2b will be worked out in the next couple of days. The special use permit conditions for the Big Tree Road solar project that need to be reviewed by the Solar company. The board noted that several terms remained under review, including payment structure and wording in the written agreement. It was determined that the applicant should be given additional time to review the special use permit conditions before formal action.

MOTION # __By Councilwoman O’Connor, second by Councilman Butcher, to adjourn this for a work session then thereafter a Special Board Meeting in two weeks on April 28, 2026 at 7:00 p.m. Carried ayes-5 nays-0.

2.) Request to approve Local Law 2-2026 – Short Term Rentals

MOTION # __By Councilman Butcher, second by Councilwoman O’Connor, made a motion to schedule the Public Hearing for May 12, 2026 for Local Law 2-2026 – Short Term Rentals. Carried ayes-5 nays-0.

3.) Request to approve Local Law 3-2026 Chapter 200 Zoning Code

MOTION # __By Councilman Gallo, second by Councilman Butcher, made a motion to schedule the Public Hearing for May 12, 2026 for Local Law 3-2026 Chapter 200 Zoning Code. Carried ayes-5 nays-0.

4.) Dog Control - Request for Dan to attend a two-day conference.

Dan would like to attend this two-day conference on Dog Control for which there is an overnight stay for the conference.

MOTION # __By Councilman Butcher, second by Councilwoman O'Connor, made a motion to allow the Dog Control Officer to attend a two-day Conference with one overnight stay. Carried ayes-5 nays-0.

Supervisor Howard reported that Wyoming County is currently hesitant to accept our proposal due to concerns about handling large animal control cases or potential animal seizures. Councilman Butcher suggested exploring options with West Seneca and Tonawanda. The matter will remain on the agenda until it is resolved.

Supervisor Howard stated that **Battery Energy Storage Systems(BESS)** should be on the future agenda. We have a 12-month moratorium.

NEW BUSINESS

1.) To post the Building Inspector Clerk position according to the Town policy

MOTION # __By Councilwoman O'Connor, second by Councilman Butcher, approval to post the opening of the Building Inspector Clerk according to Town Policy. Carried ayes-5 nays-0.

2.) Approval of purchasing new tires for the roadside mower.

Supervisor Howard stated that the Highway Superintendent got three bids, and he suggested going with Sedam Tire bid for \$4,396 as per our procurement policy.

MOTION # __By Councilman Gallo, second by Councilman Newman, approving the Highway Superintendent using Sedam Tire for \$4,396 as per our procurement policy for tires for the roadside mower. Carried ayes-5 nays-0.

3.) 250th Celebration Update from Councilman Butcher

There will be a house decorating contest and it's going to be one selected from Marilla and one from Wales, there is registration forms at the Town Hall or go online to request one. Open to both homes and businesses. It should be Patriotic, non-partisan, family friendly and red, white and blue themed. June 12, 2026 is registration deadline. Judging will begin on June 14, 2026. Judging will be graded on Patriotism, creativity, Visual appeal and neatness. The Parade is open to everyone. There will be awards and judges' decisions are final. Sign-ups sheets are at both the Marilla and Wales Town halls. The parade will start at 2:00 p.m. on July 4th, 2026. Line up starts at 11:30 a.m. Many of the roads will be blocked off that day. Kiwanis Clubs of both Towns will be the judges. Next meeting Monday at Marilla Fire Hall at 7:00 p.m. Supervisor Howard stated they will have a modified Turkey shoot, it will be presented to the committee. It is proposed to be on June 8th, 9th and 10th from 6 to 8 p.m. at the Elma Rod and Gun club. No award for the winner but every participant will be in a drawing to get a Henry Commemorative Rifle. Conservation club will not accept any money for it. We have to supply volunteers to score the targets and keep records. They will supply all range officers, and they will have their bar open after the shoot. Only 250 people maximum. Wales will have 125 tickets, and Marilla will have 125 tickets. They will sell out quickly. Both towns will have something for the oldest male and female of their towns.

4.) Approval on purchasing new Town copier.

The town wants to approve a new copier with which there are bids as per our procurement policy and there was a consensus that WNY Imaging was the company to continue a contract with, to provide a new machine, supplies and service of which it was a budgeted item in the amount of \$4,599 and a monthly service for supplies and maintenance of \$35. \$500 was taken off the price for removal.

MOTION # __By Councilwoman O'Connor, second by Councilman Newman, approving the purchase of a new copier from WNY Imaging Systems \$4,599 monthly service of supplies and maintenance of \$35 and \$500 was taken off the price for removal of old copier as per our procurement policy. This is a budgeted item. Carried ayes-5 nays-0.

5.) 2026 Donation to Holland post party for \$100.

The Board discussed that this is a budgeted item.

MOTION # __By Councilwoman O'Connor, second by Councilman Butcher, approving the donation of \$100 to Holland Post Party. This is a budgeted item. Carried ayes-5 nays-0.

6.) Approval on the 2025 Audit for the Court Clerk.

The Board accepts the audit for the Court Clerk, completed by Councilman Butcher and Councilwoman O'Connor.

MOTION # __By Councilwoman O'Connor, second by Councilman Newman, approving the audit for the Court Clerk. Carried ayes-5 nays-0.

7.) Approval to pay the balance of attorney fees of \$3,419.45 to Ralph Lorigo Law.

The Board will pay the remainder of attorney fees incurred. The Town has exceeded our insurance coverage of \$10,000. We will take it from attorney fees and the contingency fund.

MOTION # __By Councilwoman O'Connor, second by Councilman Butcher, approving the balance of attorney fees of \$3,419.45 to Ralph Lorigo Law. Carried ayes-5 nays-0.

8.) Review of Franchise agreement with Charter Communications.

Supervisor Howard explained to Councilman Butcher that the new contract is just a renewal of the last two contract with Charter Communications. It has been approved by the public service commission. The last agreement was written for 15 years. The addendum needs to be attached to the agreement, which was filed by the public service commission. There was an addendum due to the bankruptcy of Adelphia. The last contract went from 15 years to 10 years as per the public service commission. This current one is for 15 years.

MOTION # __By Councilwoman O'Connor, second by Councilman Butcher, approving to schedule and hold a public hearing on the Franchise agreement with Charter Communications. Carried ayes-5 nays-0.

COMMUNICATIONS:

The Supervisor confirmed that we received a check for \$1,752 from Comp Alliance for long-term commitment and cooperative work with Comp Alliance. Our Highway Superintendent is the main person this is attributed and the ZBA Clerk has exceeded the stated hours as per the Town's budget.

COMMUNITY ORGANIZATIONS:

Wales Center Volunteer Fire Company is having their Annual Chicken BBQ on Sunday, April 26, 2026 from 11 a.m. until sold out. South Wales Fire Department is having a pancake breakfast this coming Sunday, April 19, 2026 from 8 a.m. to 1 p.m.

REPORTS OF DEPARTMENT HEADS:

Received reports from:

- Highway Department
- Town Clerk
- Building Inspector
- Supervisors Report

REVIEW AND ACTION ON SUPERVISOR'S REPORT

MOTION# __by Councilman Gallo, second by Councilman Butcher approving the Supervisor's Report. Carried ayes-5 noes-0.

REVIEW AND ACTION ON TOWN CLERK'S REPORT

MOTION# __by Councilwoman O'Connor, second by Councilman Butcher approving Town Clerk's Report. Carried ayes-5 noes-0.

GENERAL FUND BILLS:

MOTION# __ by Councilwoman O'Connor, second by Councilman Butcher approving General Fund Abstract #004 vouchers totaling \$58,175.36. Carried ayes-5 noes-0.

HIGHWAY FUND BILLS:

MOTION# __ by Councilwoman O'Connor, second by Councilman Butcher approving Highway Fund Abstract #004 vouchers totaling \$14,531.18. Carried ayes-5 noes-0.

ADOURNMENT MOTION# __ by Supervisor Howard and seconded by Councilman Newman adjourn the meeting at 8:05 PM. Carried ayes-5 noes-0.

**Meeting in memory of Ava Long, Carolyn Mueller, Kathleen Adams and David Lane –
Town of Wales Assessor for years as well as the Building Inspector.**

Respectfully submitted,

Michelle Homic, Deputy Town Clerk

DRAFT