

A regular meeting of the Town Board of the Town of Sweden was held at the Town Hall, 18 State Street, Brockport, New York, on Monday, November 10, 2025.

Town Board Members present were Supervisor Patricia Hayles, Councilperson Scott Maar and Councilperson Tyler Sharpe. Councilpersons Adam Staskiewicz and Gary Sullivan were absent. Also present were Finance Director Hiedi Librock, Superintendent of Highways Brian Ingraham, and Town Clerk Karen Sweeting. Town Attorney Jim Bell arrived at 6:10 p.m.

Visitor present – Patrick Cliff.

Supervisor Hayles called the meeting to order at 6:00 p.m. and asked everyone present to say the Pledge to the Flag and remain standing for a moment of silence. Supervisor Hayles read an ecumenical prayer honoring our Veterans.

EXECUTIVE SESSION:

Councilperson Sharpe made a motion that was seconded by Councilperson Maar to go into executive session at 6:02 p.m. subject to Public Officer's Law Section 105 (f) to discuss a personnel matter. All voted in favor of the motion – three ayes. Motion adopted.

No action taken.

Councilperson Sharpe made a motion that was seconded by Councilperson Maar to leave executive session and return to the regular meeting at 6:08 p.m. All voted in favor of the motion – three ayes. Motion adopted.

PRIVILEGE OF THE FLOOR:

No comments.

CORRESPONDENCE:

No correspondence noted.

REPORTS OF BOARD AND DEPARTMENTS:

Superintendent of Highways Brian Ingraham reported:

- Poured 50' X 100' floor in the cold storage barn for equipment
- Concrete repairs on Wood Trace in preparation for paving
- Small milling and paving project, with some tree removal on White Road for Monroe County, between Redman Road and West Sweden Road
- Continued with site work for the playground at the Sweden Clarkson Community Center, grading and installation of mulch
- Leaf collection is on hold due to the weather
- Fall brush pick up is complete
- Pre-winter maintenance of equipment
- Assisted Village of Brockport with a small paving project

Finance Director Hiedi Librock reported:

- Health insurance benefits approved at the meeting of November 3, 2025 were rolled out to employees. Individual meetings were held to assist with enrollment.

- Scheduling audits for 2025 financials – three audits – Tax Receiver, court, and town funds.
- Provided the Town Board with a draft letter announcing the water informational meeting that will be sent to those within the proposed district.
- Budget is complete and has been filed with the State Comptroller and Monroe County.

Town Attorney Jim Bell provided updates to pending tax assessment challenges.

Councilperson Sharpe toured the Dog Control facility in Hamlin and met with the Dog Control Officer. Pioneer Day at the Farmers Museum was a success and they are hoping to plan another in the Spring.

Councilperson Maar reported:

- Library installed a new server; computer usage is increasing.
- First town to work with Central Library to offer MiFi units – WiFi units that can be loaned out
- Hosted a “truck rodeo” – Brockport Police shared their drone, Northside Automotive tow truck, Town trucks
- Library After Hours well attended
- Temporary story trail is open at the Sweden Town Park
- An eagle scout is constructing picnic tables and planters for the library

Supervisor Hayles reported:

- Announced the Main Street bridge in Brockport is now open.
- The NYS DEC is preparing the Ace Cleaners building for demolition pending condemnation by the Town.
- Veterans Day event at the SCCC – November 11, 2025 at 11 a.m. Supervisor Hayles has invited a veteran 102 years of age, a gunner in World War II.
- Water district informational meeting will be held on November 25, 2025 at 6:30 p.m. Residents can sign the petition, then the application will be submitted to the NYS Comptroller’s office for review.
- Chick Fil-A opened, and traffic concerns were minimal.
- Code Review Committee continues to meet, discussing property maintenance and animals.
- An intern from Brockport High School is working in the Finance Department.
- Reminded elected officials and employees that the Town has a policy related to the treatment of others including fellow staff members and outside vendors and suggested all re-read that section of the Employee Handbook.
- Explained the grant application process for the update of the Comprehensive Plan and the Park Master Plan. Supervisor Hayles would like to move forward with the grant applications in 2026.

CONSENT AGENDA ITEMS:

Councilperson Sharpe made a motion that was seconded by Councilperson Maar to approve the Consent Agenda items as listed below.

VOTE BY ROLL CALL:

Councilperson Maar	<u>Aye</u>
Councilperson Sharpe	<u>Aye</u>
Councilperson Staskiewicz	<u>Absent</u>
Councilperson Sullivan	<u>Absent</u>
Supervisor Hayles	<u>Aye</u>

ADOPTED

- Approval of the minutes of the regular Town Board meeting held on October 28, 2025.

- RESOLUTION NO. 137 Authorizing 2025 Receiver of Taxes Audit

WHEREAS, the Receiver of Taxes, Kathleen Bahr-Seever, resigned her position effective October 6, 2025 and did not complete her elected term; and

WHEREAS, due to the resignation and transition, the Town Board finds it necessary to complete an independent audit of the Receiver of Taxes financial records for the fiscal year ending December 31, 2025; and

WHEREAS, Mengle Metzger Barr (MMB) has submitted a proposal to perform said audit at a cost of up to Two Thousand Dollars (\$2,000).

NOW, THEREFORE BE IT RESOLVED,

Sec. 1. The Town Board of the Town of Sweden hereby accepts the professional services proposal from MMB to perform the audit of the Receiver of Taxes financial records for fiscal year ending December 31, 2025 at a cost up to \$2,000.

Sec. 2. The Supervisor is authorized to sign any necessary engagement documents and to take all steps required to effectuate this Resolution.

Sec. 3. That this resolution shall take effect immediately.

- RESOLUTION NO. 138 Approving Bond for Receiver of Taxes and Assessments

NOW, THEREFORE BE IT RESOLVED:

Sec. 1. That the Town Board of the Town of Sweden hereby approves the surety, form and amount of the official undertaking for the faithful performance of the duties of the Receiver of Taxes and Assessments, as follows:

Type of Undertaking: public employees dishonesty bond including faithful performance

Insurance company: Travelers Insurance Company
Amount: \$200,000

Sec. 2. A true copy of this resolution shall be affixed to the undertaking to indicate this Board's approval thereon in accordance with Town Law Section 25.

Sec.3. That this resolution shall take effect immediately.

- RESOLUTION NO. 139 Appoint Receiver of Taxes and Assessments – Roberts

WHEREAS, the Town of Sweden Receiver of Taxes, Kathleen Bahr-Seever, resigned effective October 6, 2025; and

WHEREAS, the position was duly advertised and interviews were conducted; and

WHEREAS, upon completion of the interview process, the Town Supervisor recommends that Kathleen Roberts be appointed to fill the vacancy of Receiver of Taxes and reduce her hours as the Deputy Clerk to 22.5 hours per week.

NOW, THEREFORE, BE IT RESOLVED:

Sec. 1. That the Town Board of the Town of Sweden agrees that it is in the best interest of the Town to hereby appoint Kathleen Roberts to the position of Receiver of Taxes, effective November 15, 2025 to fill the vacancy created by the resignation of Kathleen Bahr-Seever.

Sec. 2. That the annualized salary for this position is \$29,614.

Sec. 3. That upon the Town filling the Deputy Town Clerk duties in the Finance Department vacancy created by this appointment, Ms. Roberts' Deputy Town Clerk hours shall be reduced to twenty-two and a half (22.5) hours per week.

Sec. 4. That Ms. Roberts shall retain her current benefits.

Sec. 5. That Ms. Roberts may carry forward up to 3 weeks of her unused vacation time at her next anniversary date of May 11, 2026.

Sec. 6. That this resolution shall take effect immediately.

- RESOLUTION NO. 140 Appoint HEO – Shade

WHEREAS, the Town of Sweden Buildings and Grounds Supervisor, Adam Shade, has notified the Town Board of his desire to resign from his current position and request appointment to the vacant Heavy Equipment Operator position in the Highway Department; and

WHEREAS, said vacancy was created upon the resignation of Michael Chadsey effective October 17, 2025; and

WHEREAS, the Highway Superintendent, Brian Ingraham, recommends the appointment of Adam Shade to fill this vacancy at an hourly rate of \$30.00 per hour.

NOW, THEREFORE, BE IT RESOLVED:

Sec. 1. That the Town Board of the Town of Sweden hereby accepts the resignation of Adam Shade as Buildings and Grounds Supervisor.

Sec. 2. That the Town Board hereby appoints Adam Shade as Heavy Equipment Operator in the Town of Sweden Highway Department at an hourly rate of \$30.00 per hour, pending Monroe County Civil Service approval.

Sec. 3. That Adam Shade will transition to the Highway Department upon the Town successfully filling the Buildings and Grounds Supervisor position.

Sec. 4. That this resolution shall take effect immediately.

- RESOLUTION NO. 141 Appoint Seasonal Laborer– Duthoy

WHEREAS, there is a need for seasonal laborers for snow operations; and

WHEREAS, the Superintendent of Highways has recommended hiring John P. Duthoy for seasonal snow operations.

NOW, THEREFORE, BE IT RESOLVED:

Sec. 1. That the Town Board of the Town of Sweden does hereby appoint John P. Duthoy as a seasonal laborer for snow operations not to exceed 24 hours per week beginning on or after November 22, 2025 and ceasing on or before April 12, 2026.

Sec. 2. That the appointment does not constitute an offer of permanent employment or any benefits that are normally attached to permanent appointments.

Sec. 3. That the rate of pay will be \$19.00 per hour.

Sec. 4. That this resolution shall take effect immediately.

- RESOLUTION NO. 142 Appoint Seasonal Laborer– Roller

WHEREAS, there is a need for seasonal laborers for snow operations; and

WHEREAS, the Superintendent of Highways has recommended hiring Nicholas Roller for seasonal snow operations.

NOW, THEREFORE, BE IT RESOLVED:

- Sec. 1. That the Town Board of the Town of Sweden does hereby appoint Nicholas Roller as a seasonal laborer for snow operations not to exceed 24 hours per week beginning on or after November 22, 2025 and ceasing on or before April 12, 2026.
- Sec. 2. That the appointment does not constitute an offer of permanent employment or any benefits that are normally attached to permanent appointments.
- Sec. 3. That the rate of pay will be \$18.00 per hour.
- Sec. 4. That this resolution shall take effect immediately.

- RESOLUTION NO. 143

Re: 4626 Lake Road, Town of Sweden
County of Monroe and State of New York

WHEREAS, Bruce A. Ribble, 915 Parma Center Road, Hilton, New York, 14468, is the title holder to property located at 4626 Lake Road, Town of Sweden, County of Monroe, State of New York, tax account number 265289 083.08-3-27.1 (hereinafter referred to as the subject property); and

WHEREAS, the acting Code Enforcement Officer of the Town of Sweden having filed an Inspection Report with Sweden containing findings from a September 24, 2025 inspection of the subject property, a copy of which is attached hereto; and

WHEREAS, the Sweden Town Board having reviewed said report and having duly deliberated upon same and thereafter having determined that the structure on the subject property is unsafe and a danger to the public pursuant to Sweden Town Code Chapter 54.

NOW THEREFORE BE IT RESOLVED:

- Sec. 1. As set forth above, the Sweden Town Board determines the subject property as well as any structures thereon to be dangerous, unsafe and hereby orders the demolition and removal of the structure thereon as well as any remediation attendant thereto.
- Sec. 2. The Sweden Town Board calls a Hearing to hear all persons for or against the demolition, removal and remediation to the structure on the subject property as well as any environmental concerns, said demolition, removal and remediation to be undertaken by the State of New York directly and/or through agents of the State of New York.
- Sec. 3. A Hearing is to be held on November 25, 2025, 6:15 p.m. at the Sweden Town Hall, 18 State Street, Brockport, New York.

Sec. 4. The Sweden Town Clerk is authorized and directed to cause an appropriate notice of this Hearing to be published in the official newspaper of the Town in accordance with Town Law §254.

Sec. 5. The Sweden Town Board also authorizes and directs that notice be served upon The abovenamed subject property owner pursuant to Sweden Town Code §54, a copy of which is attached to this Resolution and authorizes Sweden Town Supervisor Patricia A. Hayles to execute same.

Sec. 6. This Resolution shall take effect immediately.

BCM CONSULTING SERVICES LLC

November 6, 2025

Report of inspection of ACE Dry Cleaners, 4626 Lake Road S, Brockport, NY 14420

On September 24, 2025, at approx...1100 hrs. Town of Sweden Code Enforcement Officer Rob LaPoint and I inspected the premises of 4626 Lake Road S., Brockport, NY. We did so as a request of the Sweden Town Board for further action on the property. At the time, the building has been vacant for approximately 18 years and the structural integrity and overall appearance has deteriorated remarkably.

After our inspection, the following observations were noted:

Per the 2020 Property Maintenance Code of New York State, Chapter 1, section 107 - Unsafe Structures & Equipment - Section 107.1. Upon inspection of the exterior of the building, it was noted there was extensive holes in the roof, window glass missing from frames, rear 6ft entrance door missing and unsecured access to the interior, front awning was severely compromised, loose from front of building, presenting a danger to public walking by.

Chapt. 107, section 107.1.2 Unsafe Equipment - numerous dry cleaning equipment open and salvaged for parts, unsecured wiring and gas lines, open plumbing.

Chapt. 107, section 107.1.3 Structure unfit for human Occupancy - As all utilities have been secured via lockouts to Electric, water and Gas meters, conditions inside were deteriorated because of no interior temperature control, resulting mold (black mold) and ceiling deterioration of the drop ceiling tiles that were manufactured at the time with asbestos material, water damage from rain. Dry cleaning solution containers that have completely broke open spilling what remaining contents on to the floor surface, which has also been compromised because of the unheated conditions over the years.

Chapter 107, sect. 107.2 Vacant structures - it is the understanding by this Inspector that the structure has been vacant for approx. 18 years and this inspection bears this out with our observations. Chapter 7, sect. 107.4 - Prohibited occupancy - This structure has been placarded by me and C.E.O. La Point, we have put the owner on notice following our inspection.

In conclusion, it is the opinion of me and C.E.O. Rob LaPoint, that this structure is in violation of the 2020 Property Maintenance Code of the State of NY, Chapt 1, Sections 107 and 108, in their entirety and the Town Code of Sweden Chapter 65 -Concerning Buildings Unsafe.

Action was taken by the Town of Sweden to secure exterior openings to prevent illegal occupancy on the following week.

Respectfully,

Terry Ekwel
BCM Consulting Services LLC

NOTICE TO BRUCE A. RIBBLE (SUBJECT PROPERTY OWNER)
REGARDING 4626 LAKE ROAD, TOWN OF SWEDEN,
COUNTY OF MONROE, STATE OF NEW YORK
TAX ACCOUNT NUMBER 265289 083.08-3-27.1 (THE SUBJECT PROPERTY).

PLEASE TAKE NOTICE that the acting Code Enforcement Officer for the Town of Sweden has filed a November 6, 2025 Inspection Report of the subject property performed by BCM Consulting Services LL, a copy of which is attached hereto.

PLEASE TAKE FURTHER NOTICE that the Sweden Town Board, after considering said Inspection Report, and pursuant to Sweden Town Code Chapter 54, by Resolution adopted November 10, 2025, has determined that in the opinion of the Sweden Town Board the subject property as well as any structures thereon are dangerous, unsafe and has ordered the demolition and removal of the structure thereon as well as any remediation attendant thereto same to be undertaken by the State of New York and to be commenced within thirty (30) days of the service upon you of this notice and to be completed within sixty (60) days thereafter unless such time is extended by the Sweden Town Board.

PLEASE TAKE FURTHER NOTICE that the Sweden Town Board will conduct a Hearing on November 25, 2025, 6:15 p.m., at the Sweden Town Hall, 18 State Street, Brockport, New York, 14420, to hear all persons for against the demolition, removal and remediation of the structure on the subject property.

PLEASE TAKE FURTHER NOTICE that in the event of any neglect or refusal to comply with the order of the Sweden Town Board as detailed in this notice, the Sweden Town Board is authorized to provide for the demolition, removal and remediation of the subject property and to assess all expenses thereof against the subject property and to institute any legal proceedings necessary to collect the costs of same including legal expenses.

NON-CONSENT AGENDA:
No items.

ADDITIONAL BUSINESS AND ANNOUNCEMENTS:

Supervisor Hayles announced an informational meeting has been scheduled for the LaDue Road, Swamp Road, West Sweden Road proposed water district for Tuesday, November 25, 2025 at 6:30 p.m.

ADJOURNMENT:

As there was no further business to come before the Board, Councilperson Sharpe moved to adjourn the November 10, 2025 meeting of the Sweden Town Board at 6:32 p.m. Councilperson Maar seconded the motion. All voted in favor of the motion – three ayes. Motion adopted.

Respectfully submitted,

Karen M. Sweeting
Town Clerk