

**June 1, 2009
Work Session
Proposed Rental Law
6:30 p.m.**

The Town Board of the Town of Savannah held a work session on June 1st, 2009 at 6:30 p.m. for the purpose of discussing a proposed local law on rental housing. Members present:

Kenneth Lauderdale	Supervisor
John Metcalf	Councilman
Carol Spellman	Councilman
Ted Fitch	Councilman
Julie VanLeeuwen	Councilman

Also present: Fingerlakes Times – John Addyman; Linda Wright, RL Breen, Joe Verdi, Jack Miller, Paul Rotunda, and Jeremiah Moody.

Supervisor Lauderdale opened the session with a brief explanation of the proposed law noting for those in attendance that the purpose of the work session is for the board to determine the need for the law and the elements that need to be incorporated into such law. Supervisor Lauderdale further stated that he welcomes the public's comments and requests that the audience be brief, state their concerns and the board will consider them. Supervisor Lauderdale further noted that the public will have a chance to state their concerns at a public hearing.

RL Breen stated his concern that the landlords were not notified of the proposed law. It was noted that the work session was advertised in the Wayne County Star (the Towns legal paper), on the web site and at various locations throughout the township.

Linda Wright stated that such a proposed law is important to landlords and requests as to why the town was considering such a law. The Town Board stated that several issues such as absentee landlords, property maintenance, safe guarding the health and safety of the occupants of the dwellings and of the general public and the well being of the community.

Paul Rotunda stated that he would like to see incorporated into the law a section pertaining to landlords/tenants rights. Mr. Rotunda further noted that the landlord has no rights once the tenant has occupied the property; therefore, making it difficult to comply with regulations.

Joe Verdi stated that residents cannot afford more fees. Mr. Verdi inquired about the number of non-resident landlords and if the amount justifies such a law. Mr. Verdi further inquired about the inspections regulations.

Jeremiah Moody noted his concerns regarding landlord's rights when dealing with tenants and would like verbiage to be included into the proposed law.

Linda Wright in summary noted that she would like the town board to consider fees and the review of the current property maintenance codes instead of another law.

RL Breen in summary noted that the board should review the Section 8 (Dept. of Social Services) regulations, join the Wayne County Landlords Association, talk with the landlords and tenants thereby eliminating the need of such a law.

Joe Verdi in summary, utilize current state laws, do inventory of community to see how many problems we actually have and if such law is justifiable, and back ground checks on state laws before making new laws.

The Town Board stated in concurrence that certain elements have caused the need for such a law and noted that concerns will be discussed and incorporated into the law where feasible.

In reviewing draft laws and correspondence it was decided to use the Town of Lyons local law as much of the law pertains to the issues of concern.

Discussions were held regarding fees, inspections, penalties, declaration of agents due to absentee landlords, insurance, and violations.

After reviewing the Town of Lyons local law on rental housing and the addition or deletion of certain sections, it was decided to have the clerk draft a local law that consists of the issues addressed for the next regular town board meeting where further discussion and review will be held.

A motion to enter into Executive Session was made by Councilman Fitch seconded by Councilman Spellman. All members voted "aye" motion carried.

Executive Session – personnel issues – 9:00 p.m.

Out of Executive Session – 9:15 p.m.

Work Session concluded at 9:20

As Sharon Redder has announced that she will be retiring and her last day will be July 10th, it is of the opinion of the Town Board that the Supervisor has offered to make an offer to a qualified candidate for the position of Clerk to the Supervisor at a rate of \$10.00 an hour for the training session of approximately 1 month at which time the rate of \$11.00 for the 6 month probationary period and \$11.50 an hour thereafter until which time the town board discusses budgetary figures. It is further agreed upon that the position will include the bookkeeping and assistance to the town clerk for approximately 30 hours a week and to include insurance benefits.

Julie Carey-Town Clerk