

**Town of Ancram
Town Board
Regular Meeting
June 19, 2008**

Present: Supervisor Thomas Dias Councilman Robert Podris
 Councilman James Bryant Councilman Gerald Roberts
 Councilman John MacArthur Town Clerk Monica Cleveland
 Attorney Jason Shaw

The regular board meeting was called to order by Supervisor Dias with a salute to the American Flag at 7:20 PM.

A motion was made by Councilman Podris and seconded by Councilman Bryant to approve the May 17, 2008 minutes as read. Motion carried.

The Supervisor presented the following financial report:

General Checking:	\$2,887.54
General Savings:	\$112,848.73
T & A Checking:	\$58,798.85
Capital Equipment:	\$19,557.01
Capital Building:	\$931,635.41
Highway Savings:	\$51.22
Highway Checking:	\$33,249.21
CDBG:	\$1,000.00

Councilman Bryant asked how the board is to pay for the new highway truck without enough money in the Capital Equipment account. Councilman Podris stated that he had only voted for the buying of the truck because he thought the money was in the account. Councilman Roberts reminded the board that they did not allocate unexpended funds to the Capital Equipment account in January. He also pointed out the following points. 1. The Highway Department was given a large budget this year yet no status on how the highway money has been spent. 2. There has been no signed Highway contract for the Town. 3. He stated that fuel and transportation are up. He wonders what the costs are for the recovery work at the Town Barn and how is the town going to fund the DEC regulated improvements. 4. No funding has been authorized for an architect for the Town Barn. 5. The State is cutting their budget. Where does this put the town. He feels that the Town Board needs a Highway Department update. Councilman Bryant asked how the 2nd quarter is measuring up. Mr. Dias stated that the Mortgage Tax Money was \$36,000.00 Councilman Roberts asked how much of the budgeted highway money has been used so far. Mr. Dias stated 66% has been unexpended. Councilman Roberts asked if there was an increase in road oil. Mr. Dias stated it has increased. Mr. MacArthur, H.S., stated that the quote for the 3.3 miles of paved road has increased \$17,000.00. Mr. Dias asked that he give a presentation next month.

Supervisor Dias introduced State Assemblyman Molinaro to the residents. Mr. Molinaro stated he would keep his comments brief. He stated that the State Legislator was done on Monday and that the two large issues at this time that they are looking at are Property Taxes and Fuel Prices. He stated that he needed help forcing tax relief and asked for phone calls and letters to the NYS Assembly. Mr. Molinaro opened up for questions. Councilman Bryant asked him if he had voted yes on the State Budget. Mr. Molinaro stated that he had voted yes on four of the bills and against on seven. Mrs. Hoyt asked about property tax relief on gas. Mr. Molinaro stated that all the state can do is eliminate the tax for the short term. Mrs. Hoyt asked why the state feels the price on gas is so high. Mr. Molinaro stated that the High Tech Industry has had a 14% increase. The Comptroller can track gorging. Mr. Hoyt asked why his property taxes continue to go up. He is ready to get an attorney. Mr. Molinaro stated that the state says that the municipalities must assess all properties at full market value. Most companies that do the assessments try to figure out what the full market value is; all of this is done by a computerized system. They expect to get 10-15% wrong and 25% of the 10-15% comes in to grieve and get something back. Mr. Boyles asked what percentage of the lottery goes to education. Mr. Molinaro stated that 100% is to go to education but it does not. Mrs. Hoyt stated that she asked the town board several questions about the town charter, state mandates and exemptions and has received no answers. Mr. Molinaro stated that the assessor creates the assessment roll. The assessor can require proof for the exemptions. He said that there is no recourse for the residents because the assessor is now appointed. Mr. Molinaro suggested talking to the state.

Mr. Molinaro suggested giving questions to Mr. Dias and the board and he will see that someone from the state real property will speak to the town.

Old Business

Councilman Podris asked Highway Superintendent MacArthur how many miles he was scheduled to pave this year. Mr. MacArthur answered 6.3. Councilman Podris asked that Mr. MacArthur bring to the next meeting a breakdown of the costs of the paving and how much he predicted the highway would go over budget.

The Highway Garage Committee gave a power point presentation pertaining to their findings and recommendation. They stated the following. At the present location the town highway has 2 buildings and one shed structure. There is a total of 2.98 acres. The DEC is requiring that the town pull back .5 acres of space from the wetlands. The present location does not have enough space to build the 60x80 salt shed. Listed as the minimum requirements to meet the town's needs; Area to park indoors three 8 and one 10 yard dup truck, Area to park indoors one grader and one backhoe, Area to work indoor to perform equipment maintenance, Office area, Break Area, Rest Rooms, Salt and Sand shed, Fuel Storage area and Outside materials storage. Cost Analysis. Mathew's Building: \$750,000.00. The recommendation of the committee is to purchase the Matthews property on Roche Lane.

Councilman Roberts asked if the problem with the carrier beams and the widening of the doors had been resolved and if this was figured into the total cost. Councilman MacArthur stated that the cost included all of the improvements. Councilman Roberts asked if there was sufficient access and if the neighbors have been addressed. Mr. Schneeberger stated that the committee was under the understanding that they (the property owners) feel it is a "good thing". Councilman Roberts asked if there was an easement and did the road need to be repaired. Councilman MacArthur stated that there was a fifty foot easement and the town could make the repairs needed to the road. Councilman Roberts asked if there was a wash system. Councilman MacArthur stated that there was an oil recovery system included in the final estimated price. Councilman Roberts asked about the capacity of the well. Owner Mr. Mathews stated that the well was 100 feet deep with three gallons a minute. Mrs. Clara VanTassel asked if it was located on a private road. Councilman MacArthur stated that it was a town road to Baxter Stickles driveway. Mr. Boice asked if the road was wide enough. Councilman MacArthur stated that it was wide enough. Councilman Roberts asked if the property would have to be subdivided. Mr. Mathews stated that it has to be divided and that he has presented the Planning Board with a sketch plan. Councilman Roberts asked if there were wetlands on the property. Committee member Mr. Perry Miller stated there was not. Mr. Avery Dietter asked the what the criteria was for the possible location. Mr. Schneeberger stated that the committee was looking for a place where the highway garage would make the least amount of impact. Councilman Roberts asked next about financing. Councilman MacArthur stated that the price they were looking at was estimated at 1.1 million. Supervisor Dias stated that the interest rates at this time are 4% to 4.7%. Councilman Roberts asked if there would be the need for outside contractors. Mr. Schneeberger stated that they may be needed for the doors. Councilman Roberts reminded the board that anything over \$20,000.00 needs to go for bids. Committee member Mr. Jim Stickle stated that they would need a design specialist, a cost estimate, a financial analysis and then go to a referendum. Councilman Roberts stated that the first step was figuring out how to get the 1.1 million and if that amount is on target. Mr. Stickle stated that first the town would need an appraisal of the property.

Councilman Roberts stated that the committee should remain in place until such time as the quotations of the referendum are received and turned over to a committee appointed to do the next step.

Mr. Schneeberger felt that further acts are the Town Boards responsibility.

Supervisor Dias made a motion seconded by Councilman Bryant to have appraisers determine the market value of the property. Motion carried. Councilman MacArthur will contact the appraisers and Councilman Podris will be involved with the process.

Mr. Robert Roth gave a presentation regarding the cell towers. Gallatin has been approved for a cell tower and is waiting for rentals. A triangle can be obtained with Gallatin, Ancram and Copake. The cell tower committee is writing letters to the NY Attorney General, the FCC and Gillibrands office to ask why there is no cell tower service in the area.

Supervisor Dias stated that the Hall Hill Bridge is in place. Within a year and a half, there should be a permanent bridge. Councilman Roberts suggested writing a thank you letter to Mr. Saland, Mr. Robinson and the Columbia County Board.

Mr. Dias stated that he has yet to hear from FEMA about the Hall Hill washout.

Mr. Dias informed the board that the preliminary survey maps of the Town Barn are ready. The ball field maps are waiting on the firehouse.

New Business

Supervisor Dias made a motion seconded by Councilman Bryant to place an add in the paper for a ZEO/CEO. Motion carried.

Supervisor Dias made a motion seconded by Councilman Bryant to allow the Ancram Opra House to use the ball field for a dance company with the stipulation that they are to provide insurance for the event. Motion carried.

A motion was made by Councilman MacArthur and seconded by Councilman Roberts to allow the mill to use the meeting room in the coming months. Motion carried.

Supervisor Dias stated that there was a voucher in the bills for the rescue squad in the amount of \$37,500.00.

Privilege of the Floor

Mr. Stickle asked what the town was doing while waiting for applicants for the ZEO position. Mr. Dias stated that the town still employs Mr. Ferratto.

Mr. Kells asked about the Farmers Market. Mr. Dias stated that Mrs. Storm has not returned to make her presentation.

Mr. Terry Boyles asked about the rescue squad. He had an issue recently on his property and waited 45 minutes for service. The man was severely injured and Northern Dutchess finally came. Councilman MacArthur stated that there are not enough volunteers. Mrs. Joan Roberts stated that Jeanie Scotty had said that they do not collect a lot of their bills. Mr. Dias stated that he will speak to Jeanie and ask her to come to the next meeting. Councilman Roberts stated that he had a very good response from them.

Councilman Podris made a motion seconded by Councilman Bryant to pay the bills. Motion carried.

A motion was made by Mr. Dias and seconded by Councilman Bryant to adjourn the meeting. Motion carried.

Respectfully Submitted by,

Monica Cleveland, Town Clerk