

**Town of Ancram  
Town Board  
Regular Meeting  
October 15, 2009**

<b>Present:</b>	Supervisor Thomas Dias	Councilman John MacArthur
	Councilman James Miller	Councilman Robert Mayhew
	Councilwoman Donna Hoyt	Town Clerk Monica Cleveland

---

Supervisor Dias called the regular meeting of the Ancram Town Board to order at 7:00 pm.

Town Clerk Monica Cleveland explained that due to there being no internet service for sometime she was not able to e-mail that finished minutes to the board members to be read. She did not feel comfortable with them being approved without being read. The board agreed that they would read them through and would approve them at the next meeting.

Mr. Dias read the following Financial Report as of 9/30/2009:

General Checking:	\$3,753.71
Money Market:	\$794,107.87
T & A Checking:	\$10,860.66
CDBG:	\$22,000.00

A question was raised as to the meaning of S & A per capita. Mr. Dias stated that this was State Aid Per Capita. He stated that this has not been received as of yet but it should come the end of October or early November. Mr. Dias stated that he tries his best to get information out to the board and that they share equally in the decisions made. He stated that nobody tells the board what to do "per say". Councilwoman Hoyt questioned Mr. Bassin and stated that she thought there was only \$1,000.00 left in the CDBG account. Mr. Bassin stated that the CDBG account consisted of \$21,000.00 in Grant money and \$1,000.00 in Town matching funds. Mr. Bassin suggested moving all of the \$22,000.00 to the general account.

A motion was made by Supervisor Dias and seconded by Councilman Mayhew to accept the financial report as read. Motion carried.

A motion was made by Supervisor Dias and seconded by Councilman Mayhew to pay the bills. Motion carried. Mr. Dias stated that if the board found any mistakes in the bills, they were still aloud to pull them out and discuss them.

Mr. Dias stated that the board has in their packets a lot of correspondence and e-mails and that he would like them to take their time going through them.

Mr. Dias stated that he had some information concerning the County. He said that Columbia County, unlike other neighboring counties, Columbia is not laying people off. Mr. Dias stated that the Supervisors were told by Chairman Baer that after an audit it was found that the County was not correctly resubmitting money owed to the State and that the County is going to have to pay money to the State that they thought they were going to receive. The amount is 8 million dollars.

Prior to this the County had on hand 20 million and are now down to 11 million for a cushion. Councilwoman Hoyt asked if the Counties accounting firm was the problem. Mr. Dias stated yes. He also said that the County is looking to hire a CPA and if there was anyone interested they were to see Art Baer.

Mr. Dias stated that the County had approved a resolution allowing the formation of a County Ambulance Service. They do not want to see the local services to go out of business. The board asked if Mr. Dias had spoken to the Community Rescue Squad. Mr. Dias stated that he had called Jeanie Scottie and has yet to reach her. Councilman Mayhew asked if the money to fund this would be coming from, the County or the Town funds. Mr. Dias stated that this was yet to be determined.

### **Old Business**

Mr. Bob Roth addressed the board concerning the cell tower. He stated that on October 20, 2009 AT&T will be in Ancram and that they will choose a place for the cell tower. Mr. Roth stated that Mr. Dias, Terry Boyles and Perry Miller had spoken to Jim Jeffreys of the cell tower company and that he plans to have the tower up within the next year. Mr. Roth stated that the tower could produce \$2,000.00 in revenues for a year.

Mr. Dias stated that the board has a building department activity report in their packets.

Mr. Dias stated that the board has looked over the proposed new Town of Ancram Ethics Policy that will replace the current 1970's edition. A motion was made by Mr. Dias to accept the policy. Second by Councilwoman Hoyt. Motion carried.

Mr. Dias stated that he was informed that due to the incident that occurred last year with the Youth Commission lock in and the accident involving a child, the 2010 insurance quotes will be higher than in the past.

Mr. Dias stated that the board has in their packets a GANTT chart that he would like them to look at and discuss and move forward with at the next town board workshop. He stated that the dates are not solid and that they can be changed. Councilwoman Hoyt stated that she had met with Mr. Mike Citrin and that she would like the board to look further into the properties on his list. Councilman MacArthur stated that the Route 22 properties are in the Flood zone. Councilwoman Hoyt suggested getting a small committee together and having them look at the properties. Mr. Dias suggested going into executive session for this. Councilman MacArthur stated that there were 7 parcels under three acres and that they can be disregarded. Councilwoman Hoyt suggested resurrecting the old Highway Garage Committee. Mr. Dias suggested that the board go ahead with the GANTT chart and also allow the committee to look into the properties Mr. Citrin suggested. Mr. Dias asked if there was anyone interested in being on the Highway Committee. Ms. Cindy Shay raised her hand and volunteered.

The Town Attorney Sonya Vanbordell updated the town on the Carter Communications contract. She stated that the contract has to be approved by the board and passed by a board resolution. Councilwoman Hoyt asked the attorney how they are to sign a contract without a franchise amount. Mr. Dias stated that he can call the cable company. The board decided to hold off signing the contract for a month.

Mr. Dias introduced Joanne Dwy and explained that she will be helping the town to establish an emergency plan. She stated that in 2001 she was a NYS representative at the World Trade Center and has previously earned the NYS Emergency Manager of the Year. She stated that she would need volunteers to work on an emergency plan committee. Mr. Dias stated that the board can put a committee together. Ms. Dwy stated that the committee needs to have specific skill sets. She stated that eight people would be a good size. Councilwoman Hoyt stated that this, an emergency plan, was a major issue at the first Senior Commission meeting. She suggested there be a representative from that group as well as the Neighbors Helping Neighbors.

Mr. Dias asked if there was any old business from the other board members.

Councilman Miller asked if the board planned on replacing Kirt Sommerhoff as ZBA chair. Supervisor Dias made a motion to appoint Fred Schneeberger as the ZBA chair. Councilman Miller asked if the town board was going to ask the ZBA members their opinions. Mr. Dias stated that there was a fence project that needed to be looked at by the ZBA. Mr. Dias stated that at the Organizational meeting the board can then make a more permanent decision. The motion was seconded by Councilman Mayhew. Motion carried.

### **Privilege of the Floor**

Mr. Mike Citrin stated he had two questions. One, he asked if the board would be looking for an engineer as part of the GANTT chart. Second, he asked if the board was going to draw up specifications for the proposed Highway Garage. Mr. Dias stated that the Highway Garage project was begun by the previous town board. He stated that the current board inherited the project and needs to move on it. He stated that the one item that has always come up is that the current sight is too small. Councilman Mayhew said that he has spoken to the Highway Superintendent and he stated that once the DEC retention pond and the new buildings go on the current land, there will be no place to put the supplies. Councilman MacArthur stated that he does not see the town spending money on an engineer. Mr. Citrin asked why the board has not drawn up specs for the site. Mr. Dias suggested that Mr. Citrin read the Highway Committee report from months prior.

Mr. Terry Boyles addressed the board and stated that he would like to decline from being on the Highway Garage Committee. He feels that the committee spent a lot of time on the project and that all of their ideas were shot down. He stated that the Highway crew continues to work in horrible conditions.

Ms. Bonnie Hunt addressed the board. She asked how much the town has made this year from their Charter contract and what the company is charging. She suggested that the board look into this. The Town Attorney stated that the board negotiated the contract and that the fee is paid by those who use the service. Ms. Hunt questioned the ZBA appointment and what the term was. Mr. Dias stated that the appointments are made at the organizational meeting at the beginning of the year. Ms. Hunt asked if when these positions come up, would the board seek applicants. She asked what the town's policy was in this regard. Mr. Dias stated that Ms. Hunt knew appointments were a board decision. Ms. Hunt suggested having a town policy for applications to town committees and boards. Mr. Dias stated that at the County level there are very few written policies.

### **New Business**

Mr. Dias suggested that the board set a date for the next budget workshop. He suggested combining the budget workshop with the next town board workshop on Thursday November 5. Councilman Miller stated that this was Planning Board meeting night. Mr. Dias suggested having the meeting beginning at 6:00.

Mr. Dias stated that he has included in the packet Article 18 conflict of interest and that is for the board to be aware of.

Mr. Dias asked if the CDBG was ready for their Public Hearing. Mr. Bassin stated that he is going to Albany for this committee and will know more after the trip as to what the town can do with the grant. He stated that the public hearing may be in December.

Mr. Ken Leggett, town assessor, was questioned by the board. Mr. Dias asked Mr. Leggett what would be involved with doing a town wide appraisal. Mr. Leggett stated that he had asked Mr. Dias on Tuesday why they wanted to speak with him at the meeting and he was told nothing important. Mr. Leggett stated that he is not prepared. Mr. Leggett stated that the town did a revaluation two years ago. Mr. Leggett asked if the board wanted the revaluation to be done from scratch or use the current records. Mr. Leggett stated that the last revaluation used the towns records. Mr. Leggett stated that he felt there was no need to do another revaluation already and did not recommend the expense with the market. Councilwoman Hoyt stated that the State recommended this. Mr. Leggett stated no, the State recommended trending work. Mr. Leggett stated that the State feels that the residential parcels are low and are looking to raise them 8%. Councilman MacArthur asked if Mr. Leggett is obligated to do this. Mr. Leggett stated no but by not doing it, the equalization rate may drop. Councilman Miller stated that when the equalization rate goes down, so does the exemptions. Councilwoman Hoyt stated that there is no guarantee that the State will drop the equalization rate. Mr. Leggett stated that even with the revaluation, the town may not get the 100%.

Councilman Mayhew stated that there were "a bunch" of people who came in to see Mr. Leggett and had their assessments dropped. Mr. Leggett stated that he did not lower all who came to see him. The majority of these people had to have corrections done to their inventory.

Mr. Leggett stated that the assessors office has received and installed the new map program. He said it was with no cost to the town. Mr. Leggett stated that the Ag exemptions paperwork will be going out soon and that this year the town will be asking for soil breakdowns for the properties. He stated that some have not been done in 30 years. Councilwoman Hoyt questioned that farms who board horses and if they have to supply slips proving that they board 10 horses per year/ Mr. Leggett stated that this information comes with the income verification each year.

Councilman MacArthur stated that there are several accounts running short. Mr. Dias stated that the board can look at this during the workshop.

Councilwoman Hoyt questioned who the M&T investment group was. Mr. Dias stated that these were the accounts the bank holds for the town to insure the towns money. Mrs. Hoyt suggested telling the bank that Mr. Simons was not on the account any longer.

## **Privilege of the Floor**

Mr. Dias stated that all questions are to be directed to the board.

Mr. Steve Roberts asked about the property sales and how close they were to the assessed value. Mr. Leggett stated that there were 10 to 12 real sales and that they were higher than the assessed rate. This is what lowered the equalization.

Mrs. Israel stated that she looked through the public packet and there was no Article 18 information. Mr. Dias stated that this was for the boards packets.

Mr. Bob Wilcox stated that the internet issue was to do with a blown rowder and that he was going to purchase a replacement in the morning. He stated that he would like to purchase a larger model. The board agreed to this.

Clerk Cleveland reminded the board that they had published a notice to allow bids on the Town Hall vinyl siding. She stated that there was one bid. Supervisor Dias made a motion that due to there being only one bid, the board will republish and hopefully get more.

Mr. Dias rescinded his motion. Councilman Mayhew stated that the board has advertised in the same paper before and have accepted the bid when there was only one. It was suggested that the board advertise in the Millerton News as well. Councilwoman Hoyt stated that the bidding should stay in the County. Councilman Mayhew stated that the bid can be read and then rejected and then publish for new bids. The board asked that the bid be opened.

The bid was received from Roger Boice, 1147 Route 7 Ancram NY 12502. *we hereby propose to furnish the materials and perform the labor necessary for the completion of –install vinyl siding on the Town Hall. –Remove battens, door and window trim. –Remove and reinstall gutters. –install vinyl vented soffits. –Cover wood fascia with aluminum. –cover wood trim with aluminum. –Replace gable end louvers, aluminum. –Vinyl .042 Coll stock .026. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial workmanlike manner for the sum of \$23775.00. with payments to be made as follows: \$10,000.00 at start of work, balance on completion. Respectfully submitted by Roger Boice.*

A motion was made by Councilman Mayhew to accept the bid, seconded by Mr. Dias. Ms. Hunt asked if the board has money to spend for this. Councilman MacArthur said yes, it would come out of Capital Improvements. The Motion Carried.

Mr. Morey asked what the town was going to do about the mold. Councilman Mayhew stated it could be power washed with Clorox.

Mr. Tom Gumm stated that in the past he has been involved with bidding and that he has never seen a board accept a bid right after opening it. He stated that the public was always given a chance to look at it.

Ms. Jane Shannon stated that last year it was discussed to paint the building. Mr. Dias stated that the quote was for \$15,000.00. Ms. Shannon stated that the board is spending more than that. Mr. Dias stated that once vinyl was put on, it was done. Mrs. Hoyt also stated that there was added insulation.

Ms. Cindy Shay stated that she wished to apologize to Mr. Bassin and Mr. Mayhew because she was to one who asked Mr. Mayhew to look into Mr. Bassins property.

Mr. Morey asked that due to the no burn in the State, could the county open the transfer station one more day a week. He also asked for a container for dead batteries.

A motion was made by Mr. Dias and seconded by Councilman Miller to adjourn. Motion carried.

Respectfully submitted by,

Monica Cleveland  
Ancram Town Clerk