

**To: Ancram Town Board**  
**From: Art Bassin**   
**Date: 12/13/2014**  
**Subject: Supervisor's Report - December 2014**

## **Town Issues**

- 1. Financial Report** – The full year financial situation is looking stronger than expected. We ended November with \$531,000 in the bank, after paying the \$50,000 State retirement fund contribution. We expect to receive about \$150,000 in highway aid from the State by year-end, to reimburse us for highway repair work already done, about \$28,000 in mortgage tax payments, and about \$60,000 in additional sales tax receipts. The cash reserve balance by year-end 2014 should be between \$650,000 and \$700,000, which is about \$100,000 more than we expected after paying of the \$240,000 garage loan. The unexpected \$100,000 additional cash results from about \$60,000 in better than expected sales and mortgage tax receipts and building permit fees, coupled with about \$40,000 of lower than expected legal, retirement fund and health insurance costs.
- 2. Subdivision Law** – We should have a draft of the revised subdivision law at the December Town Board meeting, will schedule a public hearing on that law in January, and will consider that law for adoption at the January or February Town Board meeting.
- 3. 2014 Outside Audit** – We have received two proposals. If FAC is able to schedule interviews with both firms next week, FAC will make a recommendation at the 12/18 meeting. If not, we should have a recommendation by the January Organizational meeting.
- 4) Insurance** – We should have employee health insurance issues and costs resolved by the 12/18 meeting, along with quotes for our property and liability insurance policies.
- 5) Puppy Mill and Tethering Law** – We will decide in January if we want to explore developing a local law covering puppy mills and tethering, or if we want rely on the NYS Ag & Markets Law.
- 6) Unsafe Building Law** – We will also review where we are and where we want to go with the unsafe building law in January. Building Inspector Ferratto should have a list by our regular January meeting of the properties he would consider candidates for action under an unsafe building law. We will also review the criteria that would qualify a structure for action under the unsafe building law, and at what point in the deterioration of a structure the Town should act to demolish a structure at the property owner's cost.
- 7) Kid's holiday party** – December 20 at 5 pm at TH. Santa is scheduled to make an appearance.

## **County Issues**

- 1. Airport** – Still waiting for FAA approval to reclassify the airport from D II to B II. FAA has indicated it could be a 60 - 90 day process. County has hired Passero Associates to be the airport consultant for the County for a five year term.
- 2. Pine Haven** – The BOS received presentations from the three private operators interested in buying the Pine Haven nursing home from the County. Two finalists will be invited to present to a public meeting in January. The County will probably make a decision about whether or not to sell during 1Q15. If we decide to sell, NYS Department of Health approvals could take up to a year.
- 3. County Budget** - Looks like the County property tax increase will be about 1.34%.