

**Town of Ancram  
Town Board  
Regular Meeting  
August 17, 2017**

**Present:** Supervisor Arthur Bassin                      Councilman Hugh Clark  
                 Councilwoman Madeline Israel              Councilman David Boice  
                 Town Clerk Monica Cleveland  
                 Highway Superintendent James Miller

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The regular meeting of the Ancram Town Board was called to order by Supervisor Arthur Bassin at 7:00pm with a salute to the flag.

A motion was made by Councilman Clark and seconded by Councilman Boice to approve the minutes of the 6/15/2017 and the 7/20/2017 minutes as read and placed on the record. Motion carried.

Mr. Bassin stated that the Long Lake HOA listed on the agenda for the meeting has postponed until next month's meeting.

**Supervisors Report**

Financial Report – July was another normal month financially. The Financial Advisory Council met today (8/12) and recommends the Town prepay the entire remaining balance of the plow truck loan of \$243,000 this year, to save \$9,000 in interest over the next three years. Assuming we do prepay the truck loan, cash on hand at 12/31 will be about \$700,000. The FAC also recommends that the annual interest and principal that we would have paid over the next three years (about \$84,000 annually) be added to the contingent account in order to replenish our cash reserves and preserve our ability to borrow again in the future if necessary. I have adjusted the Tentative Budget to eliminate the 2018 interest and principal payment in the Highway Fund, and have increased the contingent account in the general fund from \$56,000 to \$130,000. At \$130,000 a year, we will replenish the prepayment of the truck loans by February 2019, or in about 18 months. We still have about \$50,000 of possible revenue and cost opportunities in 2017 which, if they materialize, could improve our year-end cash position. FAC is also working on a proposal for the TB recommending we invest our excess cash in a series of CDs to improve the interest earned on our cash reserves. We should have that proposal before next week's TB meeting.

2. Highway – The Hall Hill Culvert was set in place on 8/11. The project is scheduled to be completed by Friday 8/18. So far no major problems, except some scheduling issues between the crane company and the culvert delivery, which has slowed things down by about a week. Jim got the part to fix the grader, but still plans to rent a "newer" used grader in September to determine if it will be big enough for our needs and if we should consider it for purchase. As you may recall, a newer used grader could cost between \$60,000 and \$120,000, while a new grader

could cost about \$250,000. FAC discussed the grader at its 8/12 meeting and tentatively concluded it did not make sense to invest \$250,000 in a new grader, but wants to discuss this with Jim at some point.

3. Kids Camp and Pool – Camp ends 8/18, and the pool will close the end of August. Pool/Camp donations and fees are about \$27,000, about \$4,000 higher than budgeted and \$1,000 higher than last year. I have started discussions with our Head Lifeguard and Camp Director about 2018, and will update you at the TB meeting on how things are looking for 2018.

4. Unsafe building – Code Enforcement Officer Ed Ferratto will be notifying owners of buildings that may become “threats to public safety” to take steps to secure their buildings. At some point in the future it is likely that we will need to take action under LL #2 of 2015 if owners do not take steps secure their buildings.

5. Long Lake Home Owners Association – Long Lake HOA will request TB consent to allow them to form transportation companies as required by NYS to own and operate their water and wastewater facilities. We should have documents to review before our 8/17 meeting.

6. Comprehensive Plan Review – Hugh Clark requested a proposal for TB review from Planner Nan Stolzenburg to assist the Town to conduct a review of the 2010 Comprehensive Plan. This effort should cost about \$15,000. You should have received an email copy of this proposal. We will convene a Comp Plan Review Committee to manage this project, and should be able to complete the effort by the end of 2018.

7. 2018 Tentative Budget – We will take a first look at the draft Tentative Budget at the 8/17 TB meeting. At this early stage of the process we are looking at about a \$7,000 (1%) drop in taxes. I will schedule meetings with each TB member to solicit comments on the budget over the next month, so we can incorporate your comments in the “final” Tentative Budget, which we will present to a public hearing prior to the September TB meeting. In addition to incorporating the truck loan prepayment into the 2018 Tentative budget, I am proposing a \$15,000 increase to the Planning budget to \$20,000 to accommodate the Comp Plan Review, and routine other Planning/Zoning activities, and have added \$1500 more to Celebrations to accommodate the planned Winter Fest event in December 2018.

8. Columbia County – Work on the shared services plan continues, and the 2018 budget process has started. County plans a series of meetings in towns around the county to talk about the opioid epidemic and what can be done to deal with it.

The board discussed the grader situation in terms of a financial issue. Mr. Miller reported that the current broken grader was bought in 2009 and is a 1993. The town has expended \$30,000 in the last few years. Mr. Miller is looking at a 2006 or a 2011 grader at a cost of approximately \$120,000.

Mr. Bassin discussed the Comp Plan Review. This he predicted will take between eight and twelve months.

The following resolution was offered by Councilwoman Israel and seconded by Councilman Boice and moved for adoption. Resolution passed unanimously.

**Resolution #30 of 2017:** Retain Nan Stolzenburg for Comp Plan Review Process - Resolved, that the Town Supervisor is authorized to accept the proposal from Nan Stolzenburg of Community Planning and Environmental Associates to assist the Town of Ancram to conduct a review and revision of the 2010 Comprehensive Plan.

Mr. Bassin said that the Building Inspector Ed Ferratto will send out letters to owners of homes on Cottontail Road, the Tin Smith house and Porters Store. Mr. Bassin said that the town would like to go forward without using the abandoned building law and to work with the owners go secure these potentially unsafe buildings.

### **Board Members**

Councilman Hugh Clark commended Tom Miller and the Highway Department for the cutting of the weeds at the side of the town roads.

### **Highway Department**

After three weeks, the highway department will be finishing up the Hall Hill Road culvert. The department hopes that the road will reopen tomorrow.

Mr. Miller said that truck three is almost completed in its painting.

Mr. Miller completed a FEMA meeting on the March storm. There has been a change in the rates and the paperwork will have to be reworked.

A motion was made by Councilman Clark and seconded by Councilwoman Israel to allow Mr. Miller to attend the Superintendents conference in Buffalo. Motion carried.

### **CAC**

The CAC is preparing a paper on the DEC wildlife management area on Doodletown road. This paper will point out the reasons for not clearing 10-20% of the wooded area.

### **Communications**

The town is continuing to get proposals for the maintenance of the town website.

### **Camp and Pool Board**

The 2017 season has just completed. The board will be meeting soon to discuss the season and to begin preparing for the 2018 season.

Mr. Bassin asked the board their feelings on paying off the truck bond the town currently has with Greene County Bank. Councilwoman Israel asked if it would maybe be a better financial decision to keep the loan, which has a low rate and pay for the proposed new grader in cash. Her reasoning is that the current loan has a low interest rate and the rates at this time are increasing and a loan on a possible grader may not have as good an interest. Councilman Clark said that the Financial Advisory Council came to the decision that the town should pay off the loan. With no more discussion on the subject, a motion was made by Councilwoman Israel and seconded by Councilman Clark to prepay the Bank of Greene County bond for the town highway trucks in the amount of \$242,672.35. Motion carried.

A motion was made by Councilwoman Israel and seconded by Councilman Boice to make the following Highway Fund Budget adjustment. Motion carried.

To: Chips 5112.2 \$26,000.00; Machinery 5130.2 \$65,000.00; Machinery 5130.2 \$35,000.00  
From Fund Balance \$126,000.00

A motion was made by Councilwoman Israel and seconded by Councilman Clark to make the following General Fund Budget adjustment. Motion carried.

To Pumphouse 1620.4 \$2,000; Building 1620.4 \$12,000; Building 1620.1 \$1,500. To 7110.4 \$1,650.94. From Monument Fund \$1,650.94

To Pool Bathrooms 1620.21. From Pool Bathroom plumbing \$2500.  
From Fund Balance \$20,000

A motion was made by Councilwoman Israel and seconded by Councilman Boice to approve the warrants and pay the bills. Motion carried

A motion was made by Councilwoman Israel and seconded by Councilman Clark to close the meeting. Motion carried.

Respectfully submitted by,

Monica R. Cleveland  
Ancram Town Clerk