

**Town of Ancram
Town Board
Regular Town Board Meeting
September 19, 2019**

Present:	Town Supervisor Arthur Bassin	Councilman Hugh Clark
	Councilman David Boice	Councilwoman Madeline Israel
	Councilwoman Bonnie Hundt	Town Clerk Monica Cleveland

The regular meeting of the Ancram Town Board was called to order at 7:04pm by Supervisor Arthur Bassin with a salute to the flag.

The town board took a moment to thank the town assessor Ken Leggett for his service to the town of Ancram and to offer him best wishes on his retirement.

Mr. Leggett informed the board at this time that the article 78 court case filed against the town by a property owner had been dismissed due to the plaintiff not attending court. Mr. Leggett had been notified by the attorney handling the case for the town.

Supervisor Bassin introduced the town's new assessor, Rene Deleeuw, who also serves as assessor in the Town of Gallatin.

The following resolution was offered by Councilman Clark and seconded by Councilwoman Israel and moved for adoption. Resolution carried unanimously
Resolution #37 of 2019: Assessor Appointment– Resolved, that the Ancram Town Board hereby appoints Rene Deleeuw to serve as the sole assessor for the Town of Ancram for a 6 year term beginning on October 1, 2019.

Tamara Gaskell of the Roe Jan Community Library gave a presentation to the Town Board and those gathered, on the findings from the libraries Community Conversations.

At this time Mr. Bassin asked if there were any items on the agenda that any town board members needed to recuse themselves from. There were none.

Councilwoman Bonnie Hundt spoke at this time about a meeting that she attended with the supervisors of Pine Plains and Copake and Didi Barrett regarding grants for housing. She reported that there were many programs through HUD and she suggested that the town sit down with people trying to buy homes and get a feeling from them about the housing situation. She felt that the meeting she attended was very informative. Councilman Boice made the suggestion that maybe a solution would be a small piece of property with small rental homes along the lines of what the town of Sharon has. He felt that some of the issue is that zoning prohibits some of what people can build and make affordable. Councilman Clark agreed that the town needs to start looking at what people want and why.

A motion was made by Councilman Clark and seconded by Councilwoman Israel to approve the minutes as read and place them on the record. Motion carried.

Supervisors Report

1. Financial Report – We ended the month with about \$1.12 million in cash. Year- end 2019 cash projection is \$797,000. Sales tax receipts are still running about 5% better than the \$330,000 we received in 2018, which could result in 2019 sales tax revenues coming in around \$45,000 over the 2019 budget of \$300,000. Jim Miller reports that we will receive about \$26,000 in unbudgeted winter emergency highway reimbursements, and if current spending trends continue to year-end, it looks like there may be cost savings in the General Fund and Highway Fund of about \$50,000, and revenue opportunities of another \$50,000, which are part of the current year- end projection of \$789,000. The Kids Camp was over budget and last year for counselors and supplies by about \$9,000. We had three more counselors this year than last year, and the minimum wage went up as of January 1, causing counselor pay to go up. And the Camp decided to get a new tent, tables and chairs for the Town Hall, so the kids could spend more time outside on days they are at Town Hall.

2. 2020 Tentative Budget - We will hold a public hearing at 6.45 on 9/19, make any adjustments the Board feels is appropriate, hold a public hearing on the Preliminary Budget at our October meeting, and consider the Final Budget for adoption at our November meeting. As part of the budget process we will review and update the 5-year Capital Plan and determine how much of a cash reserve we want to maintain for working capital, major capital purchases, “unexpected” revenue shortfalls or emergency spending needs. As in prior years, we will try to develop a budget that

lowers taxes by at least 1% while funding our contingent account at the \$130,000 level and adequately budgeting all our departmental operating accounts. The total tax levy in the 2020 Tentative Budget is \$753,00, down about 1% from 2019. Our 2020 total operating expense budget, excluding capital spending which will be funded from the fund balance, not from the 2020 tax levy, is about \$1.46 million, compared to \$1.45 million in 2019. Here is a quick recap of the 2020 Tentative Budget:

- Sales tax + \$15,000 to \$315,000...2019 expected to be \$345,000
- Salaries +2.5% = \$10,000
- No increases budgeted for Supervisor, Board, Judges
- Library flat at \$17,500
- Health insurance + 10% = +\$5,000
- Contingent \$130,000...2019 is \$138,500
- ZRC/Comp Plan Implementation = \$20,000...flat to 2019 budget
- Minor other changes based on YTD 2019 experience
- Taxable assessed value up \$1 million to \$307 million
- 2020 tax levy = \$753,000, down .92% (\$7,000) from \$760,000 in 2019
- Retirement system +\$1,000
- New plow truck - \$209,000

3) NYS Audit Response – The NYS Audit which we received a draft of last week recommends that we develop multiyear financial and capital plans, develop a fund balance policy to set target levels of unrestricted fund balances and reserves and consider establishing reserves for planned future expenses. I have drafted a proposed response to the State Audit, which we will review and finalize at the 9/19 meeting.

A motion was made by Councilwoman Hundt and seconded by Councilwoman Israel to approve the 2020 Tentative Budget. Motion carried.

Comp Plan

Mr. Clark announced that there will be several committee meetings coming up as well as hamlet planning groups. The ZRC is still looking for volunteers for some of the committees.

The following resolution was offered by Councilman Clark and seconded by Councilman Boice to approve the following resolution. Resolution carried unanimously.

Resolution #38 of 2019: Cybersecurity training – Resolved, that the Town Supervisor is authorized to enter into an agreement with the County of Columbia Information Technology Department to conduct online cybersecurity training for Town of Ancram employees and committee, council and board members at a cost of \$25 per person.

LUCA

Councilwoman Hundt gave a report on the LUCA process. She said that the first stage has been completed. The town is appealing 4 of the rejected properties. The next phase will be new construction.

Audit

Mr. Bassin asked if there were any questions regarding the town's response to the NYS Audit findings. Councilwoman Hundt questioned #3 in the response. Mr. Bassin explained that the state wants the town to reserve money for certain projects but that once this is done, the money cannot be used for anything else, even in an emergency. He said that the auditors felt it would be alright for the town to continue as they have been as long as we mark certain funds as "assigned" money without reserving it for a specific purpose.

There being no more questions regarding the town audit, a motion was made by Councilman Boice and seconded by Councilman Clark to approve the letter of response to the NYS Comptrollers office as written. Motion carried.

Historic Grants

The paperwork has been submitted for historic markers for Boston Corners, the Union Cemetary and the Ancramdale Church.

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

Resolution #39 of 2019: Annual harassment training – Resolved, that the Town Supervisor is authorized to schedule NYS mandated annual harassment training at a cost not to exceed \$1500

Mr. Bassin informed the board that the town has received a complaint about a rooster in the ag district and that the request is to require that a rooster not be housed within 2000 feet of a property line. The town board was in agreement that Ancram is an agricultural town and that this falls under Ag Law.

Town Pool

Mrs. Boice gave an update on the town pool. The pool closed a week early this summer. Unfortunately, following a very severe lightning storm, the pool began to fill up with sediment from the well that is located at the firehouse. No matter what was done, due to the nature of the sediment, the pool filter could not filter it out. This has been fixed, but it resulted in the pool having to close 10 days early. There was also an issue with the pump motor which will cost around \$800 to fix. All in all though, Mrs. Boice reported that it had been a successful pool season.

Board Member Comments

Councilman Boice asked if the town supervisor had received any complaints about street light led's? Mr. Bassin said he has not. Mr. Boice stated that he has noticed that there are a few that have been replaced with LED's recently. He also noted that there are 2 or 3 lights which are completely out and asked that Central Hudson be notified.

Highway

Mr. Miller is away at conference, but gave the following written report:

The Highway Department paved .2 miles of Prospect Hill Road using the new paver, from the Pine Plains line to Ronnybrook Farm. The paver worked well with no problems.

The New Building is coming along with the roof on and the floor complete as of 9/16.

The fire alarms are scheduled to go in on 10/7.

The department has been assisting other towns finishing up their projects and working on grading the dirt roads when time and weather allows.

The department will still be doing some shimming on Hall Hill and trying to shim up to town hall parking lot to get rid of “the puddle”.

Roadside trimming and mowing continues.

The quote from Ben Funk for a new 10 wheel plow truck came in at \$209,143.00 and includes the truck, plow frame, all hydraulics and computer controlled sander and utilizing the body the department put on the truck that was retired two years ago. This will save the town approximately \$35,000. The prices are current State and via piggybacking. There may be a price increase on orders after 12/1.

The following resolution was offered by Councilman Clark and seconded by Councilwoman Israel and moved for adoption. Resolution carried.

Resolution #40 of 2019: 2022 Reassessment – Resolved, that the Town Supervisor is authorized to enter into an agreement with the County of Columbia Real Property Tax Service Agency to conduct a reassessment of real estate values in the Town of Ancram for the 2022 assessment role for a cost not to exceed \$22,000 to be paid over three years beginning in 2020.

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

Resolution #41 of 2019: Preliminary Budget Public Hearing - Resolved, that the Ancram Town Board will hold a public hearing on the 2020 Preliminary Budget at 6.45 pm on October 17, 2019 at the Ancram Town Hall to solicit public comments on the proposed 2020 Preliminary Budget, and it is further resolved that the Town Clerk will publish a public notice of this public hearing in the Town’s papers of record.

The following resolution was offered by Councilwoman Hundt and seconded by Councilman Boice and moved for adoption. Resolution carried.

Resolution #42 of 2019: 2019 Allocations of Fund Balance – Resolved, that the Town Supervisor is authorized to allocate \$270,000 of the fund balance to the construction of the new garage shed and \$14,000 to installing fire and smoke detector alarm systems in the town garage and in the new garage shed.

The following resolution was offered by Councilwoman Hundt and seconded by Councilman Boice and moved for adoption. Resolution carried.

Resolution #43 of 2019: 2020 Allocations of Fund Balance - Resolved, that the Town Supervisor is authorized to allocate \$209,000 of the fund balance to the purchase of a new plow truck.

The following resolutions was offered by Councilwoman Hundt and seconded by Councilman Clark and moved for adoption. Resolution Carried.

Resolution #44 of 2019: Affordable Housing Analysis- Resolved. That the Ancram Town Board supports and endorses the proposed analysis by the Financial Advisory Council of affordable housing needs in the Town of Ancram.

The following resolution was offered by Councilman Clark and seconded by Councilwoman Hundt and moved for adoption. Resolution carried.

Resolution #45 of 2019: ZRC Appointments: That the Ancram Town Board appoints Erin Robertson and Steve Olyha to serve as members of the Zoning Revisions Committee, and appoints Barry Chase and Don McLean as “members emeritus” of the Zoning Revisions Committee.

The following budget adjustments were offered by Councilwoman Hundt and seconded by Councilman Clark and moved for adoption. Motion carried.

General Fund

From Fund Balance \$10,000 to 7020.1 \$8,000 and 7020.4 \$2,000.00

Highway Fund

From Fund Balance \$26,000 to CHIPS 5112.2 \$26,000.

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

Deputy Kilmer reminded everyone that the Roe Jan Ramble is this Saturday.

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

Respectfully submitted by,

Monica R. Cleveland
Ancram Town Clerk