

**To: Ancram Town Board**  
**From: Art Bassin**  
**Date: September 12, 2020**  
**Subject: Supervisor's Report**



**1. August Financial Report** – August numbers were as expected, and our year end cash forecast continues to be at about \$1.2 million. We closed on the \$212,000 plow truck loan last week, and anticipate about \$136,000 in CHIPS payments later in the fall. Sales tax receipts seem to have stabilized at about 6% below last year, which is significantly stronger performance than the 40% drop we have been expecting and have built into the 2021 Tentative Budget.

**2. 2021 Budget** – We will have a public hearing on the 2021 Tentative Budget prior to the 9/17 Board Meeting. The 2021 budget assumptions, the 2021-2025 capital plan and the 2021 Tentative Budget have not changed from the versions you saw last month. The 2021 Tentative Budget indicates we are keeping property taxes flat but eliminating the \$130,000 in our contingent accounts for future capital spending, to offset a 40% sales tax revenue deterioration of \$130,000. If sales taxes are down 10% next year, not 40% as is now assumed in the 2021 Tentative Budget, revenues will be about \$90,000 better than budgeted and will allow us to restore funding to the contingent accounts. There are no new capital spending projects proposed for the next few years, but we will have about \$70,000 available as part of the 2019 NYSERDA grant to help fund a new TH geothermal HVAC system in 2021 if we determine geothermal is feasible for Town Hall. We also will have the \$1.2 million fund balance available if we need to make unbudgeted capital investments in 2021.

**3. Geothermal HVAC at Town Hall** – We recently received the attached independent study funded by NYSERDA and the Capital District Regional Planning Commission which analyzed the Town Hall geothermal opportunity. Ed Lohrenz, who did the study, is apparently one of the most respected geothermal experts in the world. The analysis concluded that a geothermal system for Town Hall would cost about \$194,000, which compares to about \$50,000 to replace the conventional propane system we have now. But when you include the utility incentives and NYSERDA grant funds we have available, the net cost to the town of a geothermal system is about \$107,000, or about \$57,000 more than a conventional propane solution. Fuel cost savings with a geothermal system is supposed to be about \$5,300 a year, making geothermal an 11- year financial payback with significant environmental benefits. The CSCTF will continue to evaluate the geothermal option and will look carefully at the projected \$5300 a year in propane savings to make sure that estimate is realistic. Next steps include developing an RFP to solicit geothermal bids and looking for additional grant funding to equalize the out of pocket cost over a conventional propane solution. In terms of timing, we should plan to make a decision before year-end and plan to start work to replace our HVAC system with either a geothermal or conventional system next spring.

**4. Historic Markers** – The Pomeroy Foundation historic marker identifying the NY-Massachusetts boundary stone in Boston Corner was unveiled on Saturday, 9/12 at a ceremony attended by about 30 people on Boston Corner Road. Carol Falcetti and her husband Norm Osofsky found the boundary stone on their property with the help of Jim Makin of the Roe Jan Historical Society. John Hoffman, clerk of the Ancram Planning Board, worked on the historic marker application with the Pomeroy Foundation. John has also applied for and received Pomeroy historic markers for the Ancram and Ancramdale Historic Districts. These markers will be installed in the centers of Ancram and Ancramdale at some point over the next month.

**5. Traffic Safety** – We will discuss and decide whether we want to arrange for more sheriff department time in Ancram and Ancramdale, and if we want to buy two more radar speed control signs.