

REGULAR MONTHLY MEETING

September 14, 2017

The regular monthly meeting of the Town Board of the Town of Alfred was held at 7:00 pm September 14, 2017. Board members present were Dan Acton, Mary Stearns, Jerry Snyder and Bob Ormsby. Absent was Fion MacCrea. Guests were Anne Koegel and Ray Champlin, Matthew Snyder, and Wendy Dailey. Assessor Jayna DeGroff and Lou Anne Glass. Representing the Village of Alfred was Drew McGinnis. Also attending were Town Clerk Janice Burdick and Highway Superintendent John Billings. The meeting was opened by Supervisor Acton with the Pledge of Allegiance.

Guests: Anne Koegel was present to again express concerns with the property next door to her. Mrs. Koegel stated that the owner has not been there to mow the lawn and was told that Codes Enforcement Officer Steve Kilmer has sent him a letter to mow and clean up the property. Mrs. Koegel asked if the owner could be fined. Supervisor Acton stated that he wasn't sure but would look into it – haven't had much success with court cases involving zoning. Mr. Acton added that the Board will continue to try and get him to comply. Mrs. Koegel thanked the Board for letting her come and vent.

Acting Assessor Jayna DeGroff: Acting Assessor Jayna DeGroff was present to discuss a possible reevaluation for the Town. Reason for doing a reval is due to the fact that the Equalization Rate has dropped to 95%. Mrs. DeGroff explained that for several years Assessor Sue Putt would call the state and get it back to the 100%. It has been 10 years since the last reval. There would be two options of doing the reval:

1. Mrs. DeGroff doing it herself which would take about 3 years.
2. Obtain quotes from outside company – they have more people so would take less time but could cost more.

Mr. Acton asked what the steps would be and was told the first thing would be data collection – visit every property, take pictures, check for new structures. A letter would be sent to all property owners making them aware that someone would be on their property do this. About 1400 parcels including tax exempt. Jerry Snyder asked why the tax exempt properties need to be included and Lou Anne Glass explained that they still have to have a value. Dan Acton what if means to be at a 95% equalization rate. Mrs. DeGroff explained that it means the Town assessments are under market value – houses selling now for over market value. A reval will bring everyone back into balance. Several properties have sold for below their assessed value and some have sold for above. Drew McGinnis asked how the Town knows that dropped to 95% and was told that the State determines it based on sales. Mrs. DeGroff also explained that if it is done now the jump won't be that big and the overall picture is to broaden the tax base. Doesn't want to wait till it drops more.

Time frame would be as follows:

1. 1st Year – collect data.
2. 2nd Year – sit down with State Rep and review data.
3. 3rd Year – if needed – notices go out and informal hearings are held.
4. Cost – not sure yet – will need hearing officers (usually use other Assessors but don't have to or an appraiser). The Hearing Officers would hold informal hearings with the homeowners and then make recommendations to the Assessor if there is a change in assessment. Average value is \$50/sq. ft with porches and garages a different value. Also can use sales approach – see what similar property sold for.

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Mrs. DeGroff stated that she would start collecting data immediately during regular office hours. Start field work and getting pictures. Jerry Snyder added that by doing a reval it gives the Assessor an opportunity to know all properties. Mrs. Koegel asked if they just look at the house or do they take into account the surroundings. Jayna DeGroff stated that they do consider the surroundings and the neighborhood. Matthew Snyder asked when the 100% would take effect and was told it won't take effect until the reval is completed. Mr. Snyder also asked if the State only sample a few sales and Jayna DeGroff replied that they take a few from commercial and residential. Dan Acton asked if it was common to go 10 years without a reval and Jayna state no – usually 7. Also, the State will reimburse a portion of the reval the 1st year

Wendy Dailey: Mrs. Dailey of East Valley Road was present to request a speed limit reduction on East Valley Road. The road is not very wide, shoulders are not good. Feels 55 mph is not reasonable for that road. Knows it is unlikely that the speed limit will be reduced but feels she has to at least ask. The procedure for requesting a speed limit reduction was explained.

1. Letter and NYSDOT Form sent to the Allegany County DPW.
2. Sent to County Traffic Safety Board
3. State DOT observes the road and the average speed and reviews number of accidents.
4. Determines whether the speed limit should be reduced.

A motion was made by Jerry Snyder to submit a speed limit reduction for East Valley Road from State Route 21 to the Andover Town line. The motion was seconded by Dan Acton and carried 4-0.

Approval of Minutes: The minutes of 8/10/2017 were approved with a motion by Dan Acton seconded by Jerry Snyder and carried 4-0.

Police Report: Reviewed written report.

Codes Enforcement Report: Reviewed written report.

Monthly Report: ok

General Abstract #9- Vouchers #107-112 in the amount of \$9142.43 were approved with a motion by Mary Stearns seconded by Jerry Snyder and carried 4-0.

Highway Abstract #9- Vouchers #133-145 in the amount of \$183047.94 were approved with a motion by Dan Acton seconded by Jerry Snyder and carried 4-0 after the following discussion. (Need an invoice from George Swede for buy back)

John Billings stated that the 2016 roller was bought based on a buyback program and trade in for a 2018 roller at an additional cost of \$6763. Dan Acton asked what the terms were for a new roller and how many hours. John Billings stated that he wants to do it in 2 years instead of 3 years due to they only give you 300 hours for 3 years. If go over they charge you per hour over. They have put 128 hours on it this year. Dan Acton stated that it is costing the Town about \$3500/year and is under warranty. A 2018 comes with a 3 year warranty and 300 hours. Trade in every 2 years. Jerry Snyder asked what the cost to rent one was and was told \$3000/month. Mr. Snyder stated that that was why he wanted to buy a used one. After discussion on CHIPS funding and expensed in the DB fund a motion was made by Dan Acton to do a budget amendment to cover the vouchers in the DB Fund from Fund Balance, seconded Jerry Snyder and carried 4-0. Jerry Snyder stated that Highway needs to be cautious and aware of budget, don't want to bleed the fund balance.

Highway Report: Reviewed written report.

1. Need to submit \$133209.00 to State for CHIPS reimbursement.

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2. Plow for Dodge 5500 – warranted the first time needed repair but not covered again due to not being used for what it was made for. New one would be between \$6000-7000 and may be able to get \$3500 on trade in.

Supervisor's Report:

- Village Meeting – Mayor asked if Town Highway crew is still willing to haul sludge from waste treatment plant and was told it was done today. Village will pay for fuel.
- Complaint that Moland Road is too narrow. Supervisor Acton suggested J. Billings contact them.

Town Clerk – Reviewed written report. Busy with hunting licenses.

New Business: 2018 Budget Workshop – October 5th at 7:00pm.

Unfinished Business: Special Use Permits in the Ag. District

Discussion continued. Mary Stearns stated that the Planning Board gives the Town Board something and then the Town Board doesn't use it. Feels a joint meeting with the Planning Board and Board of Appeals would be the next step. Jerry Snyder stated that he feels the Town should be able to do what they want – good example is speed limit on Town Roads. The Town should be able to set the speed limit on Town Roads. Dan Acton suggested a joint meeting be set up.

Bank Statements - A motion by Mary Stearns to approve the Bank statements was seconded by Dan Acton and carried 4-0.

A motion to adjourn at 9:00 pm was made by Dan Acton seconded by Mary Stearns and carried 4-0.

Respectfully submitted,

Janice L. Burdick
Town Clerk