

October 21, 2014

The regular Town Board meeting of the Town of Stony Creek was held on October 21, 2014.

Supervisor Frank Thomas called the meeting to order at 7:00 pm with members present:

Councilman Nathan Thomas

Councilwoman Doreen Ryan

Councilman John Thomas

Councilman Carl Thomas

Attorney James Cooper

September 16th, 2014 minutes:

A motion was made by Councilwoman Ryan seconded by Councilman Nathan Thomas to accept the September 16th, 2014 minutes. All in favor, motion carried.

October 7th, 2014 minutes corrections:

Page 227 summary of 2015 budget, under the difference in 2014 there should be negative signs this is \$10,316.00 less than in 2014.

Page 227 after, The Chairman is Peter insert what you are going to do if he's unavailable for some reason or not able to be in his office.

Page 228 insert unless you have a specific proposal now.

A motion was made by Councilman John Thomas seconded by Councilwoman Ryan to accept the October 7th, 2014 with these corrections. All in favor, motion carried.

105-14. A resolution was made by Councilman Nathan Thomas seconded by Councilman Carl Thomas to pay the General Fund Bills in the amount of \$7356.61. Roll call vote, all in favor.

106-14. A resolution was made by Councilman Carl Thomas seconded by Councilwoman Ryan to pay the Highway Fund bills in the amount of \$81,456.93.

Discussion: Supervisor Thomas reported that \$72858.10 was for paving. Roll call vote, all in favor.

107-14. A resolution was made by Councilwoman Ryan seconded by Councilman Carl Thomas to pay the Fire Fund bill in the amount of \$2650.00.

Discussion: Supervisor Thomas reported that this is for the Penflex bill who does the accounting for the Service Award Program, this is their yearly fee. Roll call vote, all in favor.

Town Clerk report:

Conservation licenses	\$ 51.11
Death copies	20.00
Copies	<u>46.75</u>
Total Town Clerk fees	\$ 117.86
Dog licenses	<u>45.00</u>
Total Town Revenues to Supervisor	\$ 162.86
NYS Agriculture and Markets	9.00
NYS Environmental Conservation	<u>\$ 875.89</u>
Total disbursed	\$1047.75

Correspondence:

Dog Control Log-September 2014

Stony Creek Free Library-requesting Bed Tax funds in the amount of \$2800.00 for four Winter Concerts to begin in January 2015 through April 2015.

Old Business:

Dean Farm Trails; establishing rates for donated equipment to be claimed on the match grant: Supervisor Thomas proposed the following rates:

UTV \$20.00 per hour, pickup \$25.00 per hour, GPS tremble HXGO \$70.00 per hour, HXGO Mapping \$30.00 per hour, welder \$8.00 per hour, plasma cutter \$10.00 per hour, scroll saw \$3.00 per hour, hand tools \$3.00 per hour. Attorney Cooper asked who was going to match funds with this the State. Supervisor Thomas stated yes.

108-14. a resolution was made by Supervisor Thomas seconded by Councilman John Thomas establishing the following rates for donated equipment used on the Dean Farm Trails:

UTV \$20.00 per hour, pickup \$25.00 per hour, GPS Trimble HXGO \$70.00 per hour, HXGO Mapping \$30.00 per hour, welder \$8.00 per hour, plasma cutter \$10.00 per hour, scroll saw \$3.00 per hour, hand tools \$3.00 per hour. Roll call vote, all in favor.

Supervisor Thomas reported he received a check for the 2013 reimbursement in the amount of \$17,517.00 and just submitted paperwork with \$50,000.00 of value and expects another check for approximately \$5-6,000.00. He also submitted paperwork for 2014 with what they have, which is a \$35,000.00 value, so half of that is \$17,500.00.

Assessment; Assessors:

Councilman Carl Thomas stated he started a conversation on the Assessor's Office and incremental pay and stuff like that and he has done a little research on it and it is something that can be done. What he did, he made up a schedule, which he gave to the town board. There was a question of about how it works. He took the budget numbers of how it might look and what the courses are and what their required. He will say, to make everyone understand the Assessor's Office and work involved being elected to the Assessor's Office. Assessment in the simplest form is to just fix a value on property and its improvement and that's what this training is for.

It helps us better to do that. Upon being elected to the office all assessors have some standing with saying they all have the same authority. There's no boss in the office and according to pay all assessors are to be paid the same amount on the Board of Assessors. There is a qualification for that and that is pertaining to this incremental assessment. That is legal, it can be done and that's why he went ahead with this according to a thing from Real Property Tax opinion. While they're not all certified when they are elected. That comes with training and on the job working. You get knowledge of the office at the same time. He would like to speak about the Chairman position. Also the Real Property Tax Office puts out an annual calendar or has a calendar of events to follow in a timely matter. Certain things that have to be done according to the calendar at certain times of the year. Some of those are Tentative Roll, Final Roll, Exemptions, Legal Postings, Grievance Day, and Evaluation Day. All those are listed and they have to follow a time schedule. It's because of this calendar from the Real Property Tax Office and the paperwork involved, which includes keeping the County up to date on our changes and getting the information back from them, such as for transfers, liens and things like that. There's a provision also in the law to appoint a Chairman on the Board of Assessors and basically it's an Administrative Position. It doesn't mean he has any more authority than others. He's got further responsibilities and the law also says because of these you can give him additional pay on it. But the base pay on all Assessors is supposed to be the same. One of the things he mentioned is the Exemptions and he'll use those as an example. This is the time of year, November, when exemptions have to be mailed out and then they're returned and when they're returned they have to be received by the office. Normally they are entered into a book, the values are calculated based on income for the age exemptions. They are approved or disapproved. This can be done by any Assessor, it's not the Chairman only that does these. All the Chairman does is, he enters in to the work that's being done that's on the calendar. So the basic thing the Chairman has to do is to make sure there done timely. Legal postings are another thing that has to be done at a certain time. All Assessors share in the work and he thinks that's important to know. It's not that the Chairman's loaded down on that. The Town Law says that the Town Board adopts a budget and fixes Salaries of the Officers and employees. As it stands right now the Tentative Budget, the two Assessors would be paid \$3400.00 and the Chairman would be paid \$10,400.00. And what this means is it's in excess of three times of what the others are paid and that's very inequitable and it has been for a long time. The Town Board can only act as a body and not act alone in administrating the affairs of the Town and the Board of Assessors are supposed to follow in that same function. Equality in pay would better balance the influence of the members and not make the newer members feel like their working for the Chairman. Once the training is complete any members should handle any functions in the office. Better education, the quicker they get certified, the better they can do their job and the balance in pay would help the inequity in the progress, and that's why he choose these numbers to work with so if you have any questions on the numbers or on how it would work. There is basically five courses when you come into office. You have to have an Orientation Course and you have the Ethics Course the first year. But you're required training of Fundamentals of Assessment is the First Year. The Cost Market and Income Approach is in the second year and then the third year there is three of them and sometimes they're not all available. Like the Introduction to Farm Equipment. But if they fail to complete these courses they are supposed to be removed from office.

But it still doesn't always happen, the State kind of lags on things like that. The training would be, should be. You could start out with a base salary of \$3200.00 per year. And then on completion of each course give them an additional \$600.00. So each year or whenever they got a Certificate of Completion for the required course. A pay scale would go up for that time when they have the certificate. It would be an effective way to maybe cause an incentive for them to get their completion, it would certainly help the town if we had more, the sooner they get qualified, certified, the better job they're going to do for us. He thinks it's a good way to go. If we start them all at basically what it would wind up with, the Assessor would have a base or a Certified Assessor in the Office would have a salary of \$5000.00 per year using these figures, if we did that. And then the Chairman for doing the Administration work if we have an extra \$100.00 a month. He thinks it would be much more equitable for everybody. Councilman Carl Thomas asked if anyone had any question on how the incremental pay would be set up or how it could be set up, what we could do with it.

Councilwoman Ryan stated he just mentioned that sometimes these classes aren't available during somebodies term, like the third year. Some of the classes aren't even available for these people to take. She doesn't think you can hold something against somebody if nothing is available for them.

Councilman Carl Thomas stated he doesn't know if the State requires it if it's not available. He doesn't know, they don't always do that. He doesn't think that would be something that would, if that's not there there's an alternative he's sure. He thinks it needs to be addressed and guesses now is the time. What does the rest of the Board think?

Supervisor Thomas stated we have a Preliminary Budget not a Tentative so he's not sure they can amend that at this point. We had this discussion at the last meeting. At the first of the year, if that's what the Board desires to do it has to be done by Local Law?

Councilman Carl Thomas stated it's the mechanics of it. It's how it could be set up. He thinks it could be beneficial to the town and certainly improve the operating of the office to get the people qualified and get them working. Supervisor Thomas agreed. Councilman Carl Thomas stated what would we do put it off until the first of the year. He doesn't know how that works.

Supervisor Thomas stated his opinion is he thinks we have to wait until after the public hearing budget. We can make changes but not sure if we can change the whole structure of salary without having another public hearing. That's his understanding. Because these are elected positions and advertised in the public hearing, so if we have the public hearing it's possibly afterwards. But thinks you would have to have another public hearing. Councilman Carl Thomas stated they were spelled out in the budget.

Attorney Cooper stated what Supervisor Thomas said sounds logical to him. That at a statutory time limit exists for presentation of a budget proposal to the Board to discuss the proposal. Then that's the one you put before the public and that's the one scheduled for the public hearing on November 12th and it's out of order to make a change between now and then and once the budget is approved then that pushes you in to 2015 for the change.

Supervisor Thomas stated the Board can amend the budget after the public hearing but when it comes to pay like this he doesn't know, he's not sure.

Attorney Cooper stated generally speaking you can't eliminate or reduce an elected official's salary, you may have to have a public hearing on that issue and the only exception to that, that he's aware of which relates to the Tax Collector and that can be done by resolution, but that's what the statute specifically says you can without doing more research. That's his opinion as he sits here. Supervisor Thomas stated to be fair about it we should in his opinion, is to adopt the budget then if you want to change it do a local law and have a public hearing.

Councilman John Thomas asked if we should have the attorney check into to make sure that is the process. Supervisor Thomas stated yes, it wouldn't hurt. He knows in the past there had been times that the Highway Supt. or somebody got an increase in pay after the budget was completed for the next year, it had to be done by Local Law. We'll keep it on the radar screen and we can all think about it.

Councilman Carl Thomas stated you have something to work with here anyways.

Carol LaGrasse asked if this is a point of order, don't we have a member of the Town Board whose son's salary is up for discussion or is she mistaken. Supervisor Thomas stated she is correct. Carol LaGrasse stated then wouldn't it recluse himself and not be in the room during this discussion. Councilman John Thomas stated he can step down from the table and sit in the audience, he's still a member of the public and member of this town.

Attorney Cooper stated there are some ethic opinions from the State that you're supposed to exile yourself from the hearing room, he is aware of that but it seems kind of silly if the person just doesn't participate in the discussion. Why they can't continue to sit in the room or even sit in the seat where they are at. Can you think of a reason why that would affect the Board?

Carol LaGrasse stated she's not appealing her reasoning. She's speaking of the law she's heard so many times, if there is a clear conflict of interest in your family you must recluse yourself. That means not to be in the room period. Of course you can't vote.

Attorney Cooper stated he hasn't researched that. It seems to fly in the face of common sense to him, but then a lot of stuff that comes out of Albany fly's in the face of common sense.

Carol LaGrasse stated to Attorney Cooper, we happen to have a most unusual Town Board at present. We have three close members of the Thomas Family and the issue is a salary of the immediate family of one of them. That seems to her to be a fly in the face of common sense to allow to continue to the point of even being the father of the man being allowed to be present and weighing the issues as though he was a participant.

Attorney Cooper stated we can have an intellectual disagreement about that, you may be 100% right, he doesn't know. He hasn't researched it. It's hard to believe that by Councilman John Thomas leaving the room that the other members of the Board won't remember he's a Board Member or that his son is on the Board of Assessors. He doesn't see what that would accomplish by him removing himself from the room aside from the legal issue here, maybe it's not appropriate to do it. Attorney Cooper stated to Councilman Carl Thomas maybe you're just shoveling it against the tide and maybe there's no support for your position on the Board, here in such case you're wasting our time in holding out for you to hold out hope that after the first of the year something will be proposed favorably by the Board. Maybe it's time to just face the issue.

Councilman Carl Thomas stated he is not shoveling anything Mr. Cooper and he was worked in the office over 20 years and he knows the situation of the office and he knows that it needs improving. He sent a letter to the Supervisor back in June or July of last year, that it needs to be improved and you improve it by education and individuals that want to be interested in doing the job, and all he is trying to do is do something that will benefit the town, not shoveling anything. Attorney Cooper stated what he is asking himself is, if these people are legally required to attend these classes why is restructuring the monetary compensation going to induce them to go to classes. Councilman Carl Thomas stated the sooner you get them trained the better they're be. They have to have the education to do the job professionally

Attorney Cooper stated but you can't squeeze a volume of water through a small hose and if they only offer the courses sporadically, whether you give them more money or not they can only attend at a certain rate.

Councilman Carl Thomas stated the opinion of the State Taxation and Finance Dept. does indicate that it is an excellent way of helping to get the training done, more efficient making the Assessor's more effective in their job.

Attorney Cooper stated it's not for him to disagree with him, he's not a member of the board and he doesn't even live in this town so he accepts the fact that he done a lot of work on this and a lot of research and stuff, but all the months he's been coming to these meetings he hasn't heard any board member express any support for his position.

Councilman Carl Thomas stated now they have something to consider and make a decision at some point in time. If they never hear an idea they certainly can't support an idea that's not in front of them.

Supervisor Thomas stated we will leave it there, we're not really going to do anything about it tonight.

Committee reports:

Landfill:

Supervisor Thomas reported that he received an email from Jonathan Soukup from Cedarwood Engineering. He wrote that Dale Becker from DEC suggested they compile previous landfill monitoring data for the town. They are estimating the cost to prepare this data not to exceed \$400.00. This test is necessary in the completion of future landfill annual reports, which they will be included in these reports. They wanted to update him before they went ahead and did this. Supervisor Thomas stated he indicated to them that this would be acceptable. We do have to have them do the report.

Councilman Nathan Thomas stated this would keep a running total. Supervisor Thomas stated yes, he believes so. The data to date. The way he reads it it's a one-time thing then they will do the report each year.

New Business:

Bed Tax Funds:

Stony Creek Library request for \$2800.00 for 2015 Winter Concerts.

109-14. A resolution was made by Councilman Nathan Thomas seconded by Councilwoman Ryan authorizing the expenditure of Occupancy Bed Tax funds to the Stony Creek Free Library in the amount of \$2800.00 to be used toward four Winter Concerts to be held during the months of January through April. Roll call vote, all in favor.

Improvements:

Four corners:

Supervisor Thomas stated a while back the county applied for a CFA Funding Application for the town. One was for doing work on the four-corners and the other one was for improvements for the Dean Farm Trails. The county put together a RFP (Request for Proposal) for the four corners. Twenty two organizations picked up the RFP but only one returned it and made a proposal and it was CLA Landscape Architecture and Engineering. They are located in Saratoga Springs. They have been around a pretty long time. Their proposal was \$13,308.00. The deliverables as far as part of the proposal is to come up with three alternate designs; cost estimate for each of the three, one final schematic design plan, incorporating comments received at a public meeting and draft construction specifications for the selected final schematic's design. This is for the Creek Center four-corners that belongs to the town. They are looking for a three month process. First month they award the contract for schematic designs. Second month they will continue with that for a couple weeks, hold public hearings for a month or two. Construction analysis, Environmental Quality Review. At the beginning for the third month draft a final design and construction documents and get permits. The intent of the grant was around \$40,000.00 for the use force account labor. Town force if at all possible.

Supervisor Thomas passed it around for the Boards review. The general idea is to get rid of the chain link fence, put up a little more appealing one, probably narrow up the street a little bit, maybe curbing and a sidewalk or walkway and maybe some kind of stonewall. That's a few ideas. We will have to accommodate the fire hydrant that's there.

That's why we hire these folks, they supposedly have the ideas.

Councilman John Thomas asked what kind of permits they would need. Supervisor Thomas stated county or DEC permits. Supervisor Thomas stated the idea is to make it more appealing to people coming into town.

Councilman Nathan Thomas asked if the county had a plan. They were back putting concrete against the embankment, is that staying there or if they want to do a bridge replacement.

Supervisor Thomas stated he doesn't think they will be back anytime soon. They were fixing the scoring under the footings of the bridge. They already done the walls.

Supervisor Thomas stated this is a 50/50 matching grant.

110-14. A resolution was made by Councilman Nathan Thomas seconded by Councilwoman Ryan to hire CLA Landscape Architecture and Engineering located in Saratoga Springs to do the work improvements at the four-corners in the amount of \$13,308.00. Roll call vote, all in favor.

Councilman Nathan Thomas reported that there are two or maybe three Boy Scouts that are almost ready for Eagles and they are looking for projects in the community. They suggested the Veterans Memorial and one was talking about improving the ball field. Councilwoman Ryan stated that Dominic is helping with the radio training. Supervisor Thomas stated that one of them wanted to replace the back stop.

Councilwoman Ryan reported the Stony Creek Fire Co. will be having a Halloween Party for the kids on October 31, 2014 at 4:30 PM til?

Budget Transfer:

111-14. A resolution was made by Councilman Nathan Thomas seconded by Councilwoman Ryan authorizing the following budget transfer:

Debit A1990.4 Contingent in the amount of \$352.00.

Credit A1410.4 Town Clerk Contractual in the amount of \$352.00.

Roll call vote, all in favor.

From the floor:

Kevin Page asked if the Fire Co. had any Halloween flashlights and if not to let him know and also stated just as a resident he agrees money and training is ideal but he really thinks having equal opportunity for more than one person to be equal to that position, there should be a rule of leadership or training and this way here if one person enters the amount of the property and another person has the same opportunity they're not going to be graded equally where if it goes through a chain of command. There is one person entering the amount of that property and there's one person responsible for it. The way that Councilman Carl Thomas was speaking earlier, you would have the same responsibility as the other people at the same position.

Councilman Carl Thomas stated that's incorrect. The Board works together as a group. There is only value put on a property. The consensus of the Board establishes that. You're not getting three different opinions.

Mr. Page stated who enters it into the books of the town one person or the three?

Councilman Carl Thomas stated anyone should be capable of doing it, right now the Chairman is doing it.

Mr. Page stated that's what he's saying, unless you enter it and put your initials next to it, a time and date stamp, there's no way to go back. One person can say this property is so much. We judge buy the Board that the property is worth this much the next person can go in and say no I think it's this much.

Supervisor Thomas stated no he thinks there is a control sheet or a card for each property.

Councilman Carl Thomas stated yes, it's kept on the records. Supervisor Thomas stated he's not an Assessor, never been but it seems there's a list that everyone would agree to. Mr. Page stated he is just saying if there are more roosters in the hen house, there's more things that can go

wrong and it's a matter of who's accountable for it. Right now there is one person that's doing a great job and he agrees, there should be other people also that learn and train and follow up in case he can't do it, but thinks that there should be one person entering it on the books himself.

Carol LaGrasse reported that she and Peter went up to the Marie Gill Bridge and thought that it might be useful. She was curious because she always had the knowledge on what basis's she can't tell you anymore over the years, that was a county bridge. So they went up and looked at it and the first thing they did was look at it from above. Which is difficult, it's really not that accessible, it's just a bridge over a creek. They took photos from above so they could see how far in the steel decking and the beams went. It was difficult to read the tape measure because of the way the lighting hit the tape measure better than the things below it. There is supposed resting of the bridge end on the shore end. It longs like 1foot 9 or 1 foot 10 inches which is quite a distance in front what appears to be the base. Consider the base that the burrows support the bridge beams are less than that. Carol took photos and passed them to the board members to show what the bridge looks like. The picture is taken from the end of the bridge far from Roaring Branch Road. They didn't do anything from the other end.

Mrs. LaGrasse stated you probably know she is a licenses professional engineer so it appeared to her that just looking at it that the concrete wrap around the base was superficial, that was for weathering and stream erosion protection purposes and may have been added much later then on an original structure that maybe taking a bearing load which may have been made of boulders, If you look on the highway side it's built up like that the retaining wall. So perhaps the bridge was built that way. What Mr. LaGrasse did he walked along the base of the bridge where there is a lip and took some photos of one of the beams resting apparently on the concrete basement. If you look at the pictures carefully you can see that some of the concrete directly below the beam is gone. Another photo is looking more head on at the same spot and you can see how a lot of the concrete of the casing is gone where the beam might be considered to rest. The beam seemingly resting on concrete, you can see the bad condition of the concrete.

Attorney Cooper asked where she is going with this. Mrs. LaGrasse stated she is going with the idea that it's not a town bridge, it's a county bridge. Another photo taken from the side of the bridge toward the center of town, looking straight at the embankment, Mrs. LaGrasse stated it's nice to know what you're looking at. Sometimes you're talking or deliberating on that and never have seen it, so we try to see it. The bridge span is, as much as they could measure it with a tape measure was 24 feet 5½ inches. That's looking to the face of the concrete down through the decking. So you would theoretically have about 5½ inches less and you would be down to the 24 feet. Your right in the range of 25 feet to where it apparently spans when you look down at it, but doubts that it spans that much. She doubts that it spans anywhere near 25 feet it maybe a foot or two less.

Attorney Cooper stated 25 is the standard foot by which it becomes a county bridge. Mrs. LaGrasse stated that's what it came out at but she forgot and since everyone agreed on it last month she figured they were correct. She would like to suggest that someone with more authority on an official bases review the span of that bridge and if you had an engineer do it, the engineer would probably, she would be willing to speculate rather strongly, would declare encasements more than 25 feet. Supt. Bradley stated even if its 25 feet it doesn't really necessarily mean it's a

county bridge. He stated he is hoping she is right. Mrs. LaGrasse stated the county was maintaining from the conversation of the Town Board, that because it was less than 25 feet it was a town bridge. Mrs. LaGrasse stated the span is far greater than 25 feet and in the county ram than in the towns ram. Supt. Bradley stated he measured 24 feet 9 inches and it could have been changed here or there. Actually there's no paperwork on it. So unless you have a statement from someone that has worked on the bridge from the county you're not going anywhere with it. Mrs. LaGrasse stated the thing is if you can show it's so much greater, you would have to have an official engineering opinion, it wouldn't be a fortune to get that, it's not a high liability. Attorney Cooper asked if you could go 25 feet without adding part of the embankment. Mrs. LaGrasse stated to get to the less than 25 foot span you have to really include the embankments and once you get to the concrete casement, and they are quite superficial it would be far greater than 25 feet.

Attorney Cooper stated the Board has to decide to follow along on her suggestion, but to pay an engineer when both of her measurements and Supt. Bradley has come out less than 25 feet. Inches less, but still less than 25 feet. Carol LaGrasse stated greater than when you consider. Supt. Bradley stated the span is the actually span wall to wall. Mrs. LaGrasse stated you could be right but the span should be face to face. You can't first add superficial encasements to something as a very poor quality in deteriorating in the point in time and call the span less because you added that. If that was done by a Highway Supt. in this town then he probably made a legal error. That's not a span. You can make a protective structure and not be the span. It's just a protection structure it doesn't hold the weight of the span.

Attorney Cooper stated suppose it comes out to 26½ feet.

Supt. Bradley stated he doesn't think the county has to do anything with it. not all county bridges, just because it's over 25 feet, it doesn't necessarily make it a county bridge, it's hard to explain. 50 feet is a State Bridge, 25 feet is supposed to be county, 20 feet isn't even a bridge, it's a culvert. The state doesn't mess with it. Just because it is over 25 feet doesn't necessarily mean the county owns it.

Attorney Cooper stated Supt. Bradley's opinion is if it was 25 feet or over, you still have to establish historic county witnesses of the structure before they would come in to pay for the repair rather than the town. We would have to establish both the length and the historic pattern of behavior on the part of the county before they come in and pay for the repair rather than us. Supt. Bradley stated you're not going to get the county to come in, they are so adamant about it over there.

Attorney Cooper stated the Board has to decide if they want to pay for an engineer to take a shot at it.

Supervisor Thomas stated he has several copies of minutes from 1990, March 20th, 28th and April 17th. Which he read parts that pertained to the bridge. In 1991 CHIPS monies were used to repair the bridge in the amount of \$1481.00. Councilwoman Ryan stated Supt. Bradley is doing something that's durable for us regardless. Supt. Bradley stated yes unless we run into unforeseen problems, it won't be that's much money. An engineer, who knows what that will be. He's not saying Mrs. LaGrasse is right or wrong, she may be right but he always understood that open span portion under the bridge. The county is adamant, they got nasty with him about it, it's not their bridge nor will they accept the responsibility and he talked with the State and they want

him to write a letter between him and Kevin Hajo's on who owns the bridge, with co-owners or owners. He assumes we are the owners but before he writes the letter the Board should tell him that's a town bridge or hold off. The State wants to know for safety reasons, they want to know who to start directing the paperwork to. It hasn't been in the inventory since, he believes 1984 they started doing the inspections. It's been on their records one or two years then it got dropped because they thought it was a private driveway. So it hasn't been inspected in all those years. He thought it was odd so he called them and asked them why. It was bad and they said they didn't have the bridge on their inventory. The county said they researched everything they had. Supervisor Thomas stated the minutes say in the 1920's the county sometime after that took over the maintenance of that bridge and it was before Fred Austin's time. So this has been discussed many times.

Attorney Cooper asked Supt. Bradley if he was going to have enough salt this winter. Supt. Bradley stated that he is further ahead than most of the other town. He has enough to get him close to December, usually the little storms in November eats it up. Attorney Cooper asked about the price of it. Supt. Bradley stated it went up about \$4.00 a ton.

Supt Bradley reported we put a price of the truck box like \$4-5,000.00 at one point. They dropped the chain out it, which was a \$1500.00 chain, they kept that in case they needed it. There is two rear rotors in the back, which are \$8-900.00 a piece so they took them out and they have a ram, which is to be rebuilt and it would be \$1800.00. So they kept all that. The box is getting pretty rusty. The Town of Lake Luzerne wanted to know if we would sell it to them. It's really going to rot sitting there. Can we drop the price down? Supervisor Thomas stated yes if you have taken all that out. Councilman John Thomas asked what he thought the value is that's left. Supt. Bradley stated he would say \$1000.00 but maybe you want to go \$2000.00. It's starting to rust pretty good and the longer it sits there. It was washed but. Ron Highway Supt. in Lake Luzerne looked at it and thought it was better than what they have. It's basically a box and tail gate. Councilman John Thomas stated if it's nothing we're going to use why have it sit around, if we can get \$1000.00 out of it.

112-14. a resolution was made by Councilwoman Ryan seconded by Councilman John Thomas to sell the truck box and tailgate to the Town of Lake Luzerne in the amount of \$1000.00. Roll call vote, all in favor

Peter LaGrasse, Assessor: presentation of State Land in Harrisburg:

Mr. LaGrasse stated sometime in June because of the discussion that was going on about the State Land and the fact it should be individually mapped and his opposition to doing this, because it just became impossible. The State gave him a map with a lot of dots, which are centroids of the State Land, red lines are private property. The State numbers, he has an inventory of each one of the lots. What he did from the map was to produce another map and added to it. He put in all the lot lines that weren't on the map and identified the lot from the Palmers Purchase and also added the tax map numbers, which are in green outlines. There are no regard to the State lots, the State just made a grid on their map.

So if he wanted to look at one lot he will have to look at several maps to see it or possibly two. The study of doing this lead to looking at the inventory and seeing what they were doing in certain parcels. On the inventory each lot has several sub-parcels and there are categories on these parcels that have to be looked at for forest type. Access is another very important thing, one is accessible to remote. He checked out some parcels and was particularly interested in the parcels between what was Sweets Property and Moosewood Lodge and the extension of Harrisburg Road pass the lake and it goes pass through three lots. He looked these lots up on the inventory and found they were considered remote. Then he called up the State guy and told him if a car can go through there they're not remote. Mr. LaGrasse drove through there and found out it is a beautiful road. He called the State Forester and told him and he is coming probably next month and he would say that, obviously from what he described to him, they are not remote. For a ¼ mile, which is the green portion of the lots on the map, that portion can be considered accessible. The difference between accessible and remote. He checked out for one type of parcel (land in northern forest) and he found one that was accessible with the volume cut of five (sawmill quality) which is pretty nice and the difference in the timber is \$25.00 per acre. But the difference in the bare land goes \$330.00 to \$680.00. So it goes up basically \$340.00 per acre. That's considerable, What he's done is he calculated roughly if that were the case, What he would gain from this. The three lots, what he came up with from these lots were from a price of \$73,000.00 to \$89,000.00 from one of them and the other two similar lots is 133%-128% more than he calculated from the whole State land. And it's approximately a .4% increase if his figures are right. That's what he is working on with that. This encouraged him, it's like doing an audit, where is this assessment system going, and State land is part of it.

He has all these lots on his map and all dots on the State map, they are lotted out and he can look at these and because he put in the tax map numbers he can actually find the acreage of each State lot. They are not on the county or town tax maps. They are by scale. You can measure, calculate the acreage and find out that you're getting. He found some of the little lots are missing altogether. But three to six acres you can live with that maybe, you will say you can't but he is looking at the whole system and what he found is when he added all these, not the interior but the ones on the border, because they are more interesting because there is a question of where the boundary lines are. He is 153 acres less. The State inventory is 153.9 acres. Less than he calculated if the tax maps are accurate enough to scale and calculating the way their supposed to be. He knows he has been criticizing them but the best he can do is use what he has. What he is going to be doing from this is seeing if there is a pattern. He also has the maps on the other side of the boundary to see how they work and he has maps of the Saratoga side of the boundaries to see how they work. When he gets through seeing if there is anything he can discuss and if it's worth discussing, but right now from what he just discovered it's .6% if the State agrees with him. He would gain .6%. You talk about that and talk about the 4% and you up to 1%, which makes a big difference.

He spoke to Supt. Bradley about the ford. Mr. LaGrasse showed pictures of what the ford looks like, which is a crossing of a creek and it would be nice if the road was accessible all the way through to Moosewood Lodge because then it would be clear that he would have that road frontage and the State man said if it's a culvert that's out it won't matter, it's a little thing.

Mr. LaGrasse stated it's more than a culvert. There are concrete slabs there that have been washed out of the runway and slightly down stream and there is a steel rail, which is to the northern part pass the ford and that's to stop things from going down. Supt. Bradley stated he would look into it and if the State lets him he will put the slabs back and make it look more easily passable. Then that clarifies that the extra lot has State Land. That is what he is up to on that. Hopefully it gets somewhere, hopefully the acreage discrepancies gets somewhere and he will add more tax base and that's all he is doing. Councilman Carl Thomas stated the report also brings up their value of shoreline doesn't it. He thought that would be interesting.

Mr. LaGrasse stated he hasn't studied that that would be like at Wilcox Lake to look around that shoreline. Councilman Carl Thomas stated it's an idea of what they value. Mr. LaGrasse stated absolutely it's valuable to look at that sort of thing. The limitations he has in doing this is he doesn't have a map of sub-parcels. He doesn't know what their assessing.

Councilman John Thomas stated at what point do you consider it a back lot, if it's all one lot. The State keeps saying it's one lot, at one point it has a road to it what point does it become.

Mr. LaGrasse stated ¼ mile back, that's why the map is in green, by scale that's a ¼ mile.

That's what they are doing. They're not differentiating the value of the timber that terrible much but they do have a bare land value which differs. That's a system of going a distance back from the road. It's one of the standard assessment systems. In normal house assessment and land in residential area, they count 200 feet back as front land developable from land and count the rest as remote, and from that point of view there's much higher road frontage values on the first 200 feet back. Way less on the back land. Up to this point we have not considered going with that type of system. He doesn't feel that it's of value at the moment. He sees both people doing it and not doing it. Developing on Lanfear Road, there taking off 23 acre lots and putting a high price on them. Registered sub-divisions are assessed higher per acre because of the smaller lot because of the scale they are using, degrading assessment by size and having the smaller size of a larger acreage lot assessed higher. That system doesn't work when you're seeing the prices there asking. The big question is where does it end? Where do you do one thing and not do it for everybody?

A motion was made by Councilman John Thomas seconded by Councilwoman Ryan to adjourn the meeting at 8:35 PM. All in favor, motion carried.

Respectfully submitted,

Susan Harrington, RMC
Town Clerk