

## TOWN BOARD

The Town Board, Town of Highlands, held a Regular Meeting on Monday, November 15, 2010 at Town Hall, 254 Main Street, Highland Falls at 7:00pm.

|          |                  |      |                                 |
|----------|------------------|------|---------------------------------|
| PRESENT: | Edward Magryta   | ---- | Supervisor                      |
|          | Holly Gokey      | ---- | Council Member                  |
|          | William Edsall   | ---- | Council Member (arrived 7:25pm) |
|          | Laurie R. Tautel | ---- | Council Member                  |
|          | Mervin R. Livsey | ---- | Council Member                  |
|          | Justin Rider     | ---- | Counsel                         |
|          | June Patterson   | ---- | Town Clerk                      |

Supervisor Magryta opened the meeting at 7:05pm.

### **PUBLIC COMMENT**

There were no comments from the public.

### **SUPERVISOR'S STATEMENT ON BUDGET**

Supervisor Magryta spoke about the budget and clarified some items. The Supervisor informed everyone that the 2011 budget will give the Town taxpayers a 13 1/2 % tax cut and the Village taxpayers a 6.2% tax cut.

### **TOWN RE-VALUATION – DISCUSSION WITH STATE/COUNTY OFFICIALS**

Supervisor Magryta introduced John Wolham who is the Regional Director of Real Property Services and John McCarey who is the Director of Orange County Department of Real Property Services.

Mr. Wolham gave a presentation to the Board. **(\*A copy is attached to these minutes)**

Supervisor Magryta said that there is a lot of misconception about re-valuations and he asked what the gauge was.

Mr. Wolham said that there is really no norm. He said that some towns do it annually, while others don't do it for many years.

Council Member Livsey asked what determines the value of a property.

Mr. Wolham said that it is determined by a study of the properties sold in the Town of Highlands over a couple of years.

## TOWN BOARD

NOVEMBER 15, 2010

Council Member Livsey asked if there are two houses that are the same, but one has been neglected, how the value is determined.

Mr. Wolham said that condition, location, etc. all play a part in appraising a home.

Council Member Livsey would like the Building Department involved in the process of appraising a building that has been neglected.

Supervisor Magryta said that when you look at residential you use the market value, but questioned if revenue was used to determine commercial.

Mr. Wolham said that a commercial property is determined by the rent that could be obtained.

Supervisor Magryta said that the goal of the Town is not to increase taxes, but to create fairness for the residents.

Jean Talman reminded the Board that there was a timeline that needed to be followed.

Supervisor Magryta asked what the timeline was.

Mr. McCarey said the Board will need to pass a resolution by the end of December.

Supervisor Magryta would like to afford the public time at the next workshop to ask questions and he would like Ms. Talman to be present.

### MINUTES

Council Member Livsey made a motion seconded by Council Member Edsall to approve the minutes from the October 18 and October 21 Town Board workshops.

**MOTION CARRIED: 4-eyes (Magryta, Gokey, Livsey, Edsall)**

**0-nays**

**1-abstain (Tautel)**

### AUDIT OF ACCOUNTS PAYABLE

Council Member Gokey made a motion seconded by Council Member Edsall to accept the Register of Accounts Payable for 10/22/10 in the amount of \$53,272.06.

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)**

**0-nays**

Council Member Livsey made a motion seconded by Council Member Gokey to accept the Register of Accounts Payable for 11/05/10 in the amounts of \$54,661.07 and \$7,000.

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)**

**0-nays**

**ACCOUNT TRANSFERS**

Police Department:

Council Member Tautel made a motion seconded by Council Member Livsey to approve a transfer of \$1,000 from B3120.0410 (Supplies) to B3120.0451 (Vehicle Maintenance).

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)**  
**0-nays**

Highway Department:

Council Member Tautel made a motion seconded by Council Member Edsall to approve a transfer of \$1,000 from A1990.0400 (Contingent) to DA-5142.0400 (Highway other).

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)**  
**0-nays**

Zoning Department:

Council Member Gokey made a motion seconded by Council Member Edsall to approve a transfer of \$1,000 from A8010.0460 (Zoning Seminars) and \$725 from A1990.0400 (Contingent) to A8010.04 (Legal Expenses).

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)**  
**0-nays**

Dial-A-Bus:

Council Member Tautel made a motion seconded by Council Member Livsey to approve a transfer of \$2,500 from A5630.0402 (Transportation Exp.) to A8563.0103 (Part-time drivers).

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)**  
**0-nays**

**MARRIAGE OFFICER**

Council Member Livsey made a motion seconded by Council Member Edsall to appoint Council Member Gokey as the Marriage Officer.

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)**  
**0-nays**

**BUILDING DEPARTMENT – SEWER POINTS/FEE SCHEDULE**

Supervisor Magryta would like to focus on sewer points tonight and will move the fee schedule discussion to the workshop.

Council Member Edsall said that Building Inspector Hager did a great job putting together the document that the Board has. Mr. Edsall said there are 27 adjustments that need to be made and given to Assessor Talman by November 22. Mr. Edsall suggested that the Board review the document and decide if they want to give it to Ms. Talman. Mr. Edsall has also had some residents ask about seasonal rates.

## TOWN BOARD

NOVEMBER 15, 2010

Supervisor Magryta asked how other communities determine their sewer bills.

Council Member Edsall said that most determine it by the water usage.

Justin Rider said that the sewer points are set by the Board, who are the head of the district.

Council Member Gokey would like to notify residents if their bill will be going up significantly so they can be prepared.

Supervisor Magryta said the Board will address the seasonal rates at a later date.

Council Member Tautel made a motion seconded by Council Member Edsall to accept the sewer points as provided by the Building Department.

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)  
0-nays**

### **DIAL-A-BUS – ISSUES RELATED TO DOT/COUNTY AUDIT**

Council Member Tautel said that Ms. Solan will be attending a Substance Abuse Seminar in January. Ms. Tautel said that the County Auditor will be coming soon and Ms. Solan needs to have certain documents available for him. Ms. Solan is requesting an additional 5 hours per week to help her prepare for the audit. Ms. Tautel also informed the Board that the Drug & Alcohol Policy needs to be updated and she will provide the Board with a copy.

Supervisor Magryta asked Council Member Tautel to review the policy and make suggestions for the Board. The Supervisor will put this on the agenda for the workshop on the 29<sup>th</sup>.

Council Member Tautel asked that the additional 5 hours be approved for Ms. Solan.

Council Member Tautel said that the Town has received a check for the repair of the Dial-A-Bus and asked if the Board had any problem with the selected garage.

Supervisor Magryta told Council Member Tautel to just get the bus fixed.

Supervisor Magryta asked Council Member Tautel if she has the Police Contract ready.

Council Member Tautel informed the Supervisor that, because of family issues, she did not have a chance to get it typed.

Council Member Edsall made a motion seconded by Council Member Tautel to approve an additional 10 hours for Colleen Solan.

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)  
0-nays**

**TOWN BOARD**

**NOVEMBER 15, 2010**

Council Member Tautel said that Ms. Solan put more hours in her budget due to the fact that the Dial-A-Bus reporting has become more stringent and takes more time. Ms. Tautel asked if this was approved.

Supervisor Magryta said he would look into it.

**PUBLIC COMMENT**

Annie Scott asked if the re-valuation has any benefit besides fairness. She also asked if the Board would be setting up additional people in the Assessor's Office.

Council Member Gokey said the re-valuation will reduce litigation, help redevelop the Town and increases bond ratings.

Supervisor Magryta said there was money budgeted for a clerk in the Assessor's Office.

**EXECUTIVE SESSION**

Council Member Edsall made a motion seconded by Council Member to go into executive session to discuss: 1-Proposed, pending or current litigation; and 2-Matters relating to collective negotiations under the Taylor Law. Board went into executive session at 9:50pm.

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)**  
**0-nays**

Council Member Tautel made a motion seconded by Council Member Livsey to close the executive session. Executive session closed at 10:19pm.

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)**  
**0-nays**

Council Member Tautel made a motion seconded by Council Member Livsey to adjourn the meeting. Meeting adjourned at 10:20pm.

**MOTION CARRIED: 5-eyes (Magryta, Gokey, Livsey, Edsall, Tautel)**  
**0-nays**

Attest,