

TOWN OF NEW BALTIMORE **Draft 12/7/2021**
COUNTY OF GREENE **Adopted 12/13/2021**
TOWN BOARD SPECIAL MEETING
TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087
DECEMBER 6, 2021 – Page 2

RESOLVED the Supervisor is authorized to execute an agreement with Industrial & Valuation Consultants for a review, analysis, and report of findings at a fixed price of \$2,000 and a fixed price of \$1,000 should the Town wish to pursue discussions with ORTPS on possible adjustment of the tentative trend.

Motion by Supervisor Ruso seconded by Councilmember Downes

Supervisor Ruso: I hope that you folks received the email from our Assessor and I'll just review it for the people here. This is from Dawn DeRose, our new Assessor, and 'Today I just received the trends for Greene county. A 17% is quite a trend. If the trend (sic) holds and the final equalization rate (even after the 5% adjustment). New Baltimore is already at a 66%' trend rate. We're going to reduce that by another 17 which will bring it down to 49%. There's a lot of consideration that this is in error. So we're gonna have a 49% trend rate and the recommendations are you don't go below 60. I've heard that verbalized, I didn't see that in writing but there's been conversations with our previous Assessors and of the like; we can't go too much lower and all of a sudden we get a big kick downward. So 'I'm asking to hire Mr. Farbstein to review and analyze what ORPTS had used to come up with this trend. Larry would charge \$2000 for a review and analysis. Any additional work at the Town's express direction and Larry's findings, should they indicate a lower trend, and directly dealing with ORPTS would be provided at a hourly rate of \$250.00. If the Town agrees to hire Mr. Farbstein he would need to access to the towns RPS in order to properly align the sales to the subject to see if in fact, one area has undue influence on the trend. This will give a basic for arguing for a lower trend.' That's what we're looking to do. It's disrupting our trend rate. So I think this is our best means, I don't think we've had major discussion about revaluation. I'm not a big fan of it. I know that a lot of people don't like it. I do suppose that sometime in the future we will need to as things go down. Seventeen percent is a big drop so this may be our way to put off the reval, for how long I can't say, I don't know what next year and five years I can't say, but this is a means by which we should do that. Apparently there's a lot of things that need to be reviewed in terms of some changes in valuation. So anyway that's pretty much it.

Councilmember Boehlke: Would you give us like a little background or an example about this trend rate how it influences tax rate?

Deputy Supervisor Dellisanti: Right now there are six other towns that are gonna go down 20 percent. We're hit with 17 percent so by going below 50 percent that means our tax rate will change. It will go up.

Supervisor Ruso: It increases everybody's tax rate. At the end of the day that's what it does. In a lot of regards our budget has so many dollars in every year and what we indicate we need to pay for the services of the Town whether it's the heat, the lights, everything that stays the same. With the reval and with this, it changes what person a pays versus what person b pays. It affects the individual. Now the overall income to the Town is not affected because if we're gonna tax for \$1.6 million that's all we're gonna tax for. It's just how you cut that pie and I don't want to say who gets affected because I really don't know for one, I mean I've read where it affects a lot of people in a lot of ways and reval affects people both on the positive side and the negative side. And, of course, the ones who are going to have the biggest problems are the ones who have to pay more and the people who end up having to pay less aren't gonna say a single word. We all know that. But it all comes out. It is a zero sum gain in terms of what the Town is taxed, but maybe not true with me versus you versus he versus she and that's the problem with reval, you have half the Town is angry and the other half is not.

Councilmember Downes: Do we know if this is a new person from Real Property? She is the same person?

Town Clerk Finke: He is the same person for 20 years.

Councilmember Downes: No, I'm talking about the thing that came from Tax and Finance. It's from Christine Douglass. Is she a new person?

Supervisor Ruso: That I don't know.

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Councilmember Downes: I mean it just seems funny the whole County went a ridiculous amount and she's out of White Plains.

Councilmember VanEtten: What is it? How many Towns in Greene County?

Councilmember Downes: I mean that just seems strange to me that somebody out of White Plains is doing Greene County. That usually comes out of Albany.

Councilmember VanEtten: Well, I find it strange that so many towns in Greene County have a ridiculous rate.

Councilmember Downes: Right. That's what I'm saying. This is crazy. Somebody out of White Plains is doing Greene County and all of a sudden now Greene County, almost every Town in Greene County's been hit, not easily but hard.

Town Clerk Finke: But Coeymans did, too, in Albany County.

Councilmember Downes: Did they? That's all I'm trying to find out.

Supervisor Ruso: I was trying to discover if the changes because we all know the cost of buying a property in the Town of New Baltimore and elsewhere, I wonder how much that has a role in this and I couldn't quite understand...

Councilmember VanEtten: Well, I think it does.

Supervisor Ruso: How that affects our trend factor.

Ellie Alfeld: You know first of all I said to you before we really started that I would have hoped that we would have more people here because this is a serious discussion.

Supervisor Ruso: Yes, it is.

Ellie Alfeld: It affects your whole life about how much you're gonna pay in taxes. We all know also that there are certain people, no individuals mind you, who have no idea what the property in Greene County or in Town of New Baltimore for that matter is really worth. You can't tell me that I can walk up to her house, Kelly's house or Shelly's house, and say to you 'well, oh that house has gotta be under-assessed or over-assessed' because they're gonna be judging it in the neighborhood that they know.

Councilmember VanEtten: Well as variable, it changes.

Ellie Alfeld: Exactly and because housing market right now is a mess to be blunt they're gonna grab us while they can. You look back to the last actual reassessment of the Town okay, if you remember when you announced that we were going to have a new Assessor, my first comment was are they gonna go out and look at the properties that we have in this Town? Are they gonna do drones so they can fly over and say 'oh, yeah, look at that, they've got an extra pool or whatever.' Okay. We have never really had anybody probably in 25 years that have gone out and made a true assessment of the property in this Town. Now I know of people believe it or not who say 'oh, gee, my house is only two bedrooms and one bath.' Then she turns around and says to her mother 'I don't know what I'm gonna do here because I'm not gonna stay here because this house is too big for us.' What am I gonna do with four bedrooms and two-and-a-half or three baths? That's what's on the assessment roll. That's what needs to be corrected, the things that are not being...

Supervisor Ruso: Technically that doesn't have a role for this ORPTS people or even the evaluator. The job of assessing my, your property is our Town Assessor. I will agree with you at least in my observations, the Town Assessors did not leave the office and Dawn is trying to do some of this stuff, but this was not known when we hired her. This would have affected all of the Assessors we have, this 17%. It would have thrown everybody for a loop. So we're gonna get the evaluation, I think that's the first thing in order.

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Ellie Alfeld: I want somebody to tell me where the word trend came from. We're a trend now. Describe the trend for me, Jeff.

Supervisor Ruso: Well, the trend evaluation we were at .66 last year

Ellie Alfeld: Equalization rate.

Councilmember VanEtten: The equalization rate.

Supervisor Ruso: That's the same thing.

Ellie Alfeld: That's the word we know.

Supervisor Ruso: The equalization rate and they're suggesting bringing our equalization rate down to .49 from .66 which is starting to get a little crazy. I mean how much lower can be we possibly go is the question? So we're going to find out what was behind the .17 to make sure it valid in the first place.

AYES: Ruso, Boehlke, Downes, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

Supervisor Ruso: In our meeting of November 8, was it that one or the one before we hired this fellow?

Town Clerk Finke: 25th of October.

Supervisor Ruso: 'Dear Mr. VanWormer please accept this letter as my official two weeks notice of resignation from my position of Heavy Motor Equipment operator for the Town of New Baltimore. My final day with the Town will be Friday December 10,2021.'

Motion by Supervisor Ruso seconded by Councilmember VanEtten to Accept the Resignation of Tavis Stupplebeen

Supervisor Ruso: For those that don't know, the Town debated the circumstances here. One of the points was this particular individual has worked for us on a couple different occasions coming and going, coming and going, start and stop and the thought was it was only a temporary thing anyway. I can remember one of the Town Board members saying 'how long is this time gonna last?' I think this was his third hire and he didn't even make it a month.

AYES: Ruso, Boehlke, Downes, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 172-2021

DECEMBER 6, 2021

RESOLUTION TO APPROVE ADVERTISEMENT FOR A FULL-TIME HEAVY MOTOR EQUIPMENT OPERATOR FOR THE HIGHWAY DEPARTMENT

WHEREAS the Highway Superintendent is seeking a full time operator for the Highway Department.

RESOLVED the wording for the advertisement has been approved by the Attorney for the Town and following approval from the Town Board, the advertisement will be submitted to the Town Clerk for publication in the *Daily Mail* for one week.

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The Town of New Baltimore Highway Department is accepting applications for a full time CDL driver/heavy motor equipment operator. Applicants must have a minimum of a clean CDL Class B license. Applicant must be able to perform labor duties including but not limited to shoveling, raking, weed whacking, lawn mowing, operating chain saws, and brush clipping. Heavy equipment operation such as front end loader, backhoe, tractors, etc. a plus. Experience plowing snow with a large truck with plow and wing preferred. Must be willing and able to work long hours, including nights and weekend, during winter months for snow and ice removal. Applicant must pass pre-employment drug screen and alcohol test and random drug and alcohol testing at any time and authorize driver's license check. The successful candidate will be considered probationary for six months beginning at hire date. For further information please contact Highway Superintendent Alan VanWormer at (518)756-2078, Ext. 3 M-Th 6AM-3PM and F 6-10 AM. Applications are available at the Town Clerk's office, 3809 County Route 51, Hannacroix, NY 12087 Monday-Friday from 9AM-4PM.

Motion by Supervisor Ruso seconded by Councilmember VanEtten

Supervisor Ruso: So in terms of a discussion technically we have one reservation as we just read here. We have someone we have reasons to believe will be tendering their resignation relatively soon and I just think I need to make it clear to the Board here -- and if there's any objections say so -- that when you get applications in that if the other resignation does come through that they are able to consider those other applicants for another vacancy that would occur perhaps in the very near future. So I just wanted to say we don't have to do this again if we have properly advertised and all that jazz.

Councilmember VanEtten: I agree.

Supervisor Ruso: So any other discussion?

AYES: Ruso, Boehlke, Downes, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

Motion by Councilmember Downes seconded by Councilmember VanEtten to adjourn the meeting at 7:19 PM

AYES: Ruso, Boehlke, Downes, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

Respectfully Submitted,

Barbara M. Finke RMC
Town Clerk