

REGULAR MEETING  
BOLTON TOWN BOARD

May 5, 2020

Regular Meeting:

Supervisor: Ronald Conover  
Councilman: Robert MacEwan  
Councilman: Tim Coon  
Councilmember: Wanda P. Cleavland  
Councilmember: Susan Wilson  
Town Clerk: Jodi Connally  
Counsel: Michael Muller

Meeting Call to Order: 10:00AM.

Pledge: Councilmember Cleavland

Please pause for a moment of silence for Al Dague and Sonja Klykken-Urtz

Minutes:

- Approve the April 23, 2020 Special Town Board Meeting Minutes.

**RESOLUTION #93**

Councilmember Wilson moved, seconded by Councilmember MacEwan to approve the Approve the April 23, 2020 Special Town Board Meeting Minutes. **All in Favor. Motion Carried.**

Public Hearing:

Correspondence:

- LGLC update on summer schedule.
- SAIL community partners application.
- Beth Magee, regarding Juniper Hills Villa SPEDES permit.
- NYS DEC finalization of SPDES Multi-Sector General Permit.
- Warren County SWCD offering municipal use of hydro seeder.
- NYS Executive Chamber regarding non-essential employee guidance.
- NYS DOS regarding grant application openings.
- LG Regional Chamber of Commerce regarding Q & A with Congresswoman Stefanik.
- Northern Forest Center Presidents Update.
- Property Rights Foundation of America regarding legislation regarding Assembly Bill 8123A.

- Wolfgang Neuffer regarding town property assessment.
- Heidi Hess regarding town property assessment.
- Douglas Gladstone regarding Geneva Grace Stratton-Porter.
- Jared Horton offering full service vacation rental property management.
- Bank of Greene County offering a municipal deposit program.
- Erie and Niagara Insurance Association deletion of additional insured policy.
- Warren County Real Property exemption amount.
- Joe and Annette Tyrell, thank you card for closing the parks and beaches.
- Ryan Moore regarding campgrounds.
- NYS DEC Norowal Marina easement.
- Empire Marine Trades letter to Governor Andrew Cuomo.
- Lake George Steamboat Company letter in opposition to Americade week moving to July.
- Bolton Chamber request to cancel 2020 Bolton Property Assessment.
- Mary Schwalbe request to cancel 2020 Bolton Property Assessment.
- LGPC Policy and Procedure Memorandum #02-96.
- Jim Martin, LA Group regarding community planning grants.
- Joe DiNappoli regarding 2020 revaluation.
- 22 recommendations that the property revaluation be postponed.

Committee Reports:

**Councilmember Rob MacEwan**  
**Councilmember Tim Coon**

Assessor:

- The 2020 Tentative Assessment Roll was filed on May 1<sup>st</sup> with the Town Clerk. Change notices were mailed out a week earlier than usual to allow taxpayers to review them.
- Emails, phone calls, and mailings are still being received and responded to. The governors executive order is being followed and we are continuing on the regular RPTL schedule making all provisions necessary to handle this unusual circumstance and afford everyone their opportunity for due process.
- They are making appointments for grievance day so that anyone may speak with the Board over the phone.

Supervisor Conover inquired how many of the properties were reevaluated. Assessor Christine Hayes replied that all of them were. Supervisor Conover said that means that the valuation and inventorying went against 3,500 properties which is a big job. That is why they hired Maxwell Services. Last year they did inventory of the properties to make sure their information was accurate. Some people came in and updated their information. He explained that the whole purpose of the revaluation was to determine fair share. Yes, it results in an estimated tax payment, but the valuation is your share of the combined school, county and town taxes. The last revaluation was done in 2012 and the property values have risen since then. The valuation is retrospective and looks back at the sales that have taken place. It does not anticipate what may happen. This is a process and if something needs to be

corrected, people should call the assessor and talk to her about how their valuation was arrived at and what the inventory of their property shows, check on the accuracy of all the information and if there are issues with the comparables, what they are. They can always go before the Review Board and appeal the appraisal. The Board is always interested in hearing the concerns that are out there, but this is really an assessment process and is by design apart from the political process. Atty. Muller stated that this is not to be considered a political process and the duties undertaken by the Assessor are duties imposed by law. It is important that the Town Board does not intercede in this process. If there is any intent on the part of statewide government to create a moratorium, that is their business, but what the Assessor is doing now, is what she is supposed to be doing. Councilmember Wilson asked if the values were arrived at last year. Ms. Hayes replied that they were done in December. Real Property Tax Law states that she must look at property values as of last July 2019. Every year she must create an assessment role from the previous July sales and market. Supervisor Conover said that the state had informed the town that the equalization rate had dropped to the point where it was in the low 80's. This means that there are properties in the community that are seriously undervalued which means there are properties that are paying more than their fair share and other properties that are paying less than their fair share. Fair share is determined by assessed value. Taxes are determined by the tax levy which is a completely different question of what the town, county or school levy is.

### **Councilmember Susan Wilson**

### **Councilmember Wanda Cleavland**

#### Police:

- 363 reportable activities and 336 property checks.

#### Supervisor's Report:

- Deposits: \$20,621.89
- Disbursements: \$389,725.95
- American Legion has canceled the Bolton Memorial Day Parade.
- Alex Maxam has resigned from the Bolton Parks Department. *This is a big loss, he is a great employee and we wish him well going forward.*
- Beginning to bring back our employees on a staggered basis.
- Mask Up Bolton went very well, very well received. *Big thank you to all who helped get these masks out.*
- Water break on Goodman Avenue repaired and road resurfaced.
- Resignation of Jim Fitzgerald – ACO.
- Verizon cell service issues have been addressed and service is back to normal.
- The Farmers Market submitted a detailed operating plan. *The Board stated that the plan looked good. They are limited to what they may offer at this time.*
- Opening of beaches for the summer. *There are options available and the town will move forward once they have more information from the state. This will be a big challenge and their primary responsibility is the health and welfare of the public and town employees.*
- Senior Pickup has been postponed at this time.

New Business:

- Resolution accepting the new Record of Activities result of 3.09 for Town Board Member Robert MacEwan for the current term 01/01/20-12/31/23 from his 3-month 2020 calendar submitted in April 2020.

**RESOLUTION #94**

Councilmember Wilson moved, seconded by Councilmember Coon to accept the new Record of Activities result of 3.09 for Town Board Member Robert MacEwan for the current term 01/01/20-12/31/23 from his 3-month 2020 calendar submitted in April 2020. **All others in Favor. Motion Carried.**

- Resolution to ratify and approve the Supervisor to enter into a professional service agreement with CT Male for landfill monitoring services.

Supervisor Conover explained that this is for the gas monitoring that is required to be done quarterly. The first test has to be completed while there is still frost in the ground. The report looks very good.

**RESOLUTION #95**

Councilmember Cleavland moved, seconded by Councilmember Coon to ratify and approve the Supervisor to enter into a professional service agreement with CT Male for landfill monitoring services. **All in Favor. Motion Carried.**

- Resolution to approve the contract with Glens Falls Animal Hospital for the year 2020.

**RESOLUTION #96**

Councilmember Coon moved, seconded by Councilmember MacEwan to approve the contract with Glens Falls Animal Hospital for the year 2020. **All in Favor. Motion Carried.**

- Resolution to change the Transfer Station hours to 5 days per week (closing Tuesday and Thursday) for the remainder of 2020 effective June 1, 2020.

Councilmember MacEwan stated they should see how it goes and they could make changes if needed.

**RESOLUTION #97**

Councilmember Cleavland moved, seconded by Councilmember Wilson to change the Transfer Station hours to 5 days per week (closing Tuesday and Thursday) for the remainder of 2020 effective June 1, 2020.

**RESOLUTION #98**

Councilmember Coon moved, seconded by Councilmember MacEwan to approve the following transfers: **All in Favor. Motion Carried.**

**TRANSFERS FOR MAY 2020:**

To	From	Amount
<u>SEWER:</u> 8130.2 Sewage Treatment EQ	8130.4 Treatment/Disposal CE	\$2,263.00

**RESOLUTION #99**

Councilmember MacEwan moved, seconded by Councilmember Coon to approve payment of the following bills: **All in Favor. Motion Carried.**

**Pay the Bills:**

	Vouchers	Amount
Abstract 4A		
General	506-545	6,209.19
Sewer	112-119	2,646.23
Water	84-86	1,804.78
St Lights	12	10.51

Abstract 5

General	476-505 546-596	41,292.58
Highway	125-129	7,215.71
Sewer	105-111 120-131	11,179.45
Water	78-83 87-96	7,842.81
St Lights	13	499.97
Sewer Improve	6-7	697.50
Rogers Park PH4	4	412.50
Rogers Park PH5	4	2,360.73

Motion to Adjourn

**RESOLUTION #100**

Councilmember Coon moved, seconded by Councilmember Cleavland to adjourn. **All in Favor.**  
**Motion Carried.**

Adjourn: 10:42AM

Minutes respectfully submitted by:

Jodi Connally  
Town Clerk

Katie Persons  
Minute Taker

