

State of New York
County of Fulton
Town of Stratford

Minutes of the Stratford Town Board meeting held on Thursday, July 11, 2013 at the municipal building located at 120 Piseco Rd.

Present:

Robert Johnson Jr.	---	Supervisor
Allan Perkins	---	Councilman
Bernard Leavitt,	---	Councilman
Lorraine Rumrill	---	Councilwoman
Dawn Youker	---	Councilwoman
Diana Massicotte	---	Town Clerk
Charles Goodwin	---	Highway Superintendent
Norman Wright	---	Code Enforcement Officer
Peg Klages	---	Deputy Town Clerk

Absent:

Lita Hillier	---	Bookkeeper
Leigh Anne Loucks	---	Assessor

Supervisor Johnson called the meeting to order at 6:30 pm with the Pledge to the Flag.

Residents in attendance: Heidi Christiansen, Peter and Mary Szczebak, Gary Rumrill, Sue Fogarty, Alicia Rice, Donna Loucks, Joe and Pearl Serbaniewicz, Olga and Vincent Cirillo, David Cool, Paul and Cathy Riley, Carolyn Walker, Barbara Schwartz, Neil Riberdy, Patrick Berry, Suzanne Schmidt, Karl Koller, Alice Listi, Carol Lernihan and James Snyder.

REPORTS

Code Enforcement Officer Norman Wright issued one permit, sent certified letter and completed one inspection. Many phone calls were made. Property cleanup was going good.

The Treasurer's Report will be mailed to the Board.

The Dog Control Officer, Karen Jaquay, submitted her report which Supervisor Johnson read as follows:

June 12, 2013 to July 10, 2013

6-17-13 Took Male Mix to Shelter
6-23-13 Took Female Mix to Shelter
Two dogs that I brought to Shelter were adopted.

Supervisor Johnson read the Assessor's report as follows:

BAR determination letters were mailed on June 26, 2013. At this time any property owner dissatisfied with their assessment can file for a Small Claims Assessment Review (SCAR) or a Certiorari proceeding through Fulton County Supreme Court.

The 2013 Final Assessment Roll was filed on July 1, 2013 and is currently available for public review. The roll is also available on the Fulton County website, with a link available via the Town of Stratford website.

As stated in the June 13, 2013 Assessor's report, the six year term for Assessor ends on September 30 2013, with NYS Department of Tax and Finance sending out a reminder email on June 3, 2013. I would like to again ask the Town Board for their consideration in reappointing me to the position, however if that is not what the Board feels is in the best interest of the Town, I would appreciate knowing that, so I may explore other employment opportunities.

Superintendent Goodwin gave the following report:

Grader and sweeper fixed. Mowing sides of roads. Finished cutting shoulders on Piseco and Red House Roads. Fixed washouts on Bliss Rd. and Kelly Rd. Fixed water problems on Avery Road and will cut shoulders when finished on Stewarts Landing Road. Black patching Stewarts Landing and Piseco Roads. New truck should be in Monday, July 15.

Supervisor Johnson read the bid for the asphalt paving, one was received as follows:

Hanson Aggregates NY LLC
P.O. Box 513
Jamesville, New York 13078

Proposed Base Bid:

Dugway Road:
Type 3 Mod. Binder: \$69.75 per ton x 625 tons = \$43,593.75

Red House Road:
Type 3 Mod. Binder: \$69.75 per ton x 790 tons = \$55,102.50

Total Base Bid: \$98,696.25

Proposed Alternate Bid:

East Shore Road:
Type 3 Binder \$69.75 per ton x 720 tons = \$50,220.00

Total Alternate Bid \$50,220.00

RESOLUTION #19-13 to Accept the Bid from Hanson Aggregated New York LLC for Asphalt Concrete Paving

WHEREAS, The Stratford Town Board decided at the Town Board meeting on July 11, 2013 and

WHEREAS, the Supervisor read the bid from Hanson Aggregated New York LLC for Asphalt Concrete Paving and

WHEREAS, it was decided to do Red House Road for \$55,102.50 and East Shore Road for 50,220.00

RESOLVED, that the bid from Hanson Aggregated would be accepted as stated.

Offered by: Councilman Perkins, seconded by Councilman Leavitt

ADOPTED: Ayes 5 Johnson, Perkins, Leavitt, Rumrill and Youker
Nays 0

PUBLIC SPEAKING

Heidi Christiansen read a letter from one of the lake residents describing her experience with the Assessor. The resident felt that the Assessor ignored her requests for information regarding the assessment process. She does not feel, along with many of the residents that were present, that Assessor Loucks should be reappointed to this position based on her past performance and her performance during the reassessment process. Some residents reported that they never heard back from the Assessor regarding the assessments, BAR meetings and questions regarding the procedures. Some were told they just had to turn in their information and the Assessor would take care of it. Residents feel there is no responsibility or accountability for anything that has taken place during this process. Many residents feel that with the tax increase, they cannot afford to live here.

There were many discrepancies and miscommunications regarding the BAR procedure; what was required, appointments and information needed. Many residents are dismayed, disappointed and upset with the procedure.

Councilwoman Youker pointed out that the Town Board voted that Assessor Loucks was to have nothing to do with Maxwell and his appraisals. Supervisor Johnson said when Maxwell was hired, Assessor Loucks wanted to work with him but the Board said no because they hired Maxwell to do the appraisals. When Maxwell turned in all the information to the Assessor, then it was Assessor Loucks' call from then on. Supervisor Johnson said it wasn't fair to accuse someone when that person was not present to defend themselves. He believes what the residents are saying and knows there is some trouble here that needs to be rectified. Supervisor Johnson said he had sat in on all the meetings with ORPTS but two. A person has the right to buy or sell their property for whatever is agreed upon, but what is not understood is that that information goes to Albany and then Albany comes back and puts pressure on the Town Board and the Assessor because the equalization rates are out of whack. Supervisor Johnson agreed that the assessment did not come out right and now the Town has to determine how to correct it. He wants the process straightened out. Supervisor Johnson said a resident was going to submit paperwork regarding a complaint, the Town Lawyer told Supervisor Johnson to forward the complaint to him and he would render an opinion back to the Board.

Peg Klages, member of the BAR, said they had to use the determinations that were made by Maxwell. She did not know where the evaluations came from. She said they throw out the high and low and average the rest. Supervisor Johnson suggested that in the future, the members of the BAR pick up some of the real estate listings to review so they have a reference as to what property is going for around the area so when residents come in with assessments that are way more than what property is going for, then the BAR would have something to go by.

The BAR members were trained through the ORPTS Office in Fulton County. Ms. Klages said they met with Maxwell so they would understand his appraisals.

The State will let the School Tax Department know what the equalization rate will be in August.

Supervisor Johnson stated that he will have to have evidence for the State Comptroller Office that there was a breakdown, if residents were not taken care of they should not have to wait until next year to grieve. He will try to set up a meeting with the Town Attorney and the State the first part of August.

Alicia Rice attended the School Board reorganization meeting where they discussed a \$6,000,000 capital improvement project; there is a list of items they are considering. There will be a referendum.

OLD BUSINESS

It was asked if Hawes Road was abandoned. Supervisor Johnson said if we do not do anything with it, the State will close it. The Town will have to keep Hawes Road and Kelly Road maintained the best way possible. Ranger John Ploss will document all the road work.

NEW BUSINESS

None

APPROVAL OF MINUTES

Motion made by Councilman Perkins, seconded by Councilman Leavitt to approve the Board meeting minutes of June 13, 2013.

ADOPTED Ayes 5 Johnson, Perkins, Leavitt, Rumrill and Youker
 Nays 0

AUDIT OF CLAIMS

Motion made by Councilwoman Rumrill, seconded by Councilman Leavitt to approve the bills on Abstract #7

Ayes - 5 Johnson, Perkins, Leavitt Rumrill and Youker
Nays - 0

General Fund	Voucher Nos. 115 through 137	\$5,776.30
Highway Fund	Voucher Nos. 83 through 97	\$8,272.96

With no further business, on a motion by Councilman Perkins, seconded by Councilwoman Rumrill, the meeting was adjourned at 8:10 pm.

Respectfully submitted,

Diana Massicotte, Town Clerk