

Minutes of the workshop of the Town Board of the Town of Durham held February 2, 2010 at the Town Building in Oak Hill, NY.

Present:
Gary Hulbert - Supervisor
Linda Sutton – Councilperson
William Carr – Councilperson
Jodi Wood – Councilperson
Jerry Cunningham – Councilperson

Secretary: **Chris Kohrs – Town Clerk**

Others Present:
Wes Moore – Highway Superintendent
Alan Beechert-Deputy Highway Super.
Larry Cooke – Code Enforcement Officer
David Cunningham – Building Inspector
Tal Rappleyea – Attorney
Gordon Bennett - Assessor

Supervisor Hulbert called the meeting to order at 7:31 P.M. Twenty people were present.

Supervisor Hulbert announced the following items:

- Ag Forum meeting was well attended; next meeting will be March 3 at 7 p.m.
- Cairo Durham School will hold a Facility use Forum at Durham Elementary February 3 at 7 p.m.
- Catskill Mountain Housing Development has funding opportunities for substandard mobile home housing please call 518-943-6770 for fax 518-943-0113 for additional information
- The Durham Task Force, with assistance from Oak Hill Durham Volunteer Fire Co., Boy Scout Dakota Armstrong and other members of the community completed the ice skating rink under the pavilion at Brandow Memorial Park

Ms. Wood moved to install motion lights on the pavilion, to cost no more than \$300, The Durham Task force to pay half and the Town to pay half, seconded by Mrs. Sutton all were in favor motion carried. (Hulbert-yea, Sutton-yea, Cunningham-yea, Carr-yea, Wood-yea)

Mrs. Sutton announced a Broom Ball challenge between the Town of Durham and the Milk Run. Saturday February 6 at 2 p.m.

Mr. Carr moved to approve the request from Sgt. Sutton to appoint Kristy Borwegen as a part time policeman to the Durham Police Department, seconded by Mr. Cunningham, all in favor motion carried. (Hulbert-yea, Sutton-yea, Cunningham-yea, Carr-yea, Wood-Abstain)

Mr. Carr explained he has begun reviewing the Site Plan Review law and the Comprehensive Plan for the Town. He will be reviewing Site Plan and Zoning

Ordinances in our neighboring towns as well as towns of similar size and character. He expects to have a power point presentation sometime in March.

Assessor Bennett explained the County Legislators have moved not to amend the sliding scale for the Aged/Disable Exemption for 2010, as there was no COLA for Social Security.

Councilperson Cunningham offered the following resolution and moved for its adoption:

RESOLUTION 2010-02 SENIOR AND DISABILITY EXEMPTION

Whereas, pursuant to Section 467 of the Real Property Law, persons sixty-five or over who are owners of real property shall be exempt from Town taxes to the extent of fifty per centum of the assessed valuation if said owners fulfill certain qualifications, including a limited income which does not exceed an amount fixed by this Board,

Be IT RESOLVED, that the income of the owner or the combined income of owners of real property who are sixty-five years of age or over must not exceed \$19,500.00; and be it further

Resolved, that this income amount shall be effective for the assessment roll to be completed and filed in 2010

AND;

Whereas, pursuant to Section 459-c of the Real Property Law, persons disabled with limited incomes who are owners of real property shall be exempt from Town taxes to the extent of fifty per centum of the assessed valuation if said owners fulfill certain qualifications, including a documented Social Security or Railroad disability and a limited income which does not exceed an amount fixed by this Board,

Be IT RESOLVED, that the income of the owner or the combined income of owners of real property who are sixty-five years of age or over must not exceed \$19,500.00; and be it further

Resolved, that this income amount shall be effective for the assessment roll to be completed and filed in 2010

<u>Maximum Income Limit</u>	<u>Property Tax Exemption</u>
\$19,500.00 or less	50%
\$19,500.01-\$20,499.99	45%
\$20,500.00-\$21,499.99	40%
\$21,500.00-\$22,499.99	35%
\$22,500.00-\$23,399.99	30%
\$23,400.00-\$24,299.99	25%
\$24,300.00-\$25,199.99	20%
\$25,200.00-\$26,099.99	15%

\$26,100.00-\$26,999.99	10%
\$27,000.00-\$27,899.99	5%

Motion seconded by Mrs. Sutton all were in favor motion carried.

The question of the adoption of the foregoing resolution was duly put to a vote of roll call, which resulted as follows: Five yeas

Mr. Hulbert	voting yea,
Mrs. Sutton	voting yea,
Mr. Cunningham	voting yea,
Mr. Carr	voting yea,
Ms. Wood	voting yea,

The resolution was thereupon declared adopted.

Councilperson Sutton offered the following resolution and moved for its adoption:

RESOLUTION 2010-03 CENTRALIZED RECORDS MANAGEMENT STUDY

Whereas, the Greene County Clerk, Michael Flynn has requested the Town of Durham to participate in a study that will examine the issue of a centralized records management center that will include Towns, Villages, School Districts and Fire Districts in Greene County. This study will examine the viability of the Greene County Clerk's Office to provide management of inactive records in a centralized location, which could relieve local jurisdictions of the need to individually duplicate this task.

Whereas, this study is premised on the successful grant application to the New York State Department of State. The New York State Department of State requires that the Greene County Clerk demonstrate by resolution that Towns, Villages and School Districts have an interest in this study.

Whereas, the Town of Durham is agreeing only to participate in a study to examine the need and viability of such a centralized records management center. This resolution does not obligate the Town of Durham to participate in the potential effort to centralize records management.

NOW, THEREFORE, BE IT RESOLVED that the Town of Durham does hereby agree to participate in a study of the centralized records management center. Passed on this 2 Day of February, 2010 on the motion of Mrs. Sutton seconded by Ms. Wood and duly carried.

The question of the adoption of the foregoing resolution was duly put to a vote of roll call, which resulted as follows: Five yeas

Mr. Hulbert	voting yea,
Mrs. Sutton	voting yea,
Mr. Cunningham	voting yea,

Assessor Bennett presented the board with a Reval proposal. The last reval was in 2002, due to market changes the past few year, it is time to discuss reviewing the roll to achieve a 100% using sales files which include true sales values. Discussion followed.

Mr. Cunningham moved to authorize Mr. Bennett, Assessor to proceed with the reval project as outlined:

July 2010 After final roll for 2010 – Pre-inspection notification mailers

August to December 2010 – Collection of inventory data

January 2011 – Data verification, entry and editing

March 2011 – Data Mailers sent to property owners

May to July 2011 – Mailers review, sales analysis and computer modeling

August to December 2011 – Field Appraisals

January to February 2012 – Final review and adjustments to roll

March 2012 – Impact notices sent to property owners

March to April 2012 – Informal hearings with Assessor

May 1, 2012 – Tentative Roll

2012 Grievance Day – First Thursday after the fourth Tuesday

July 2012 – Final Roll

Motion seconded by Mr. Carr all in favor motion carried. (Hulbert-yea, Sutton-yea, Cunningham-yea, Carr-yea, Wood-yea)

The board discussed modifying the fines outlined in the Dog Control Law. As the fines are at the discretion of the court the board decided to leave them as they are and no action was taken.

Ms. Wood asked for an update on the work being performed at Emerald Isle. Code Enforcement Officer Cooke stated they were issued a building permit to proceed with renovations; however, a certificate of occupancy cannot be issued until the moratorium is lifted.

During public participation, Mr. Karkheck asked the board to consider the future direction of the town and not to assume that Cairo and Greenville are what we want to become, to remain open minded and consider all options. Mr. Boyle recommended that we look for similar towns with tourism as a critical component.

Mr. Norbury stated his concern that Emerald Isle would end up with the same tenant issues that are currently at Erin's Melody as the owners are the same.

Mr. Decker queried what the actual goal of the board was with the moratorium. It was explained the board wishes to review our current regulations and comprehensive plan to ensure that we are maintaining our plan and goals.

The board discussed the proposals for a new telephone system. After conducting, an onsite visit Crosspoint amended their proposal to \$4,250.00, as there will be a need for additional wiring. Mr. Carr moved to approve the Crosspoint proposal as amended for \$4,250.00, seconded by Ms. Wood, all in favor motion carried.
(Hulbert-yea, Sutton-yea, Cunningham-yea, Carr-yea, Wood-yea)

Ms. Wood motioned to adjourn at 8:46 p.m. seconded by Mr. Carr.

Minutes approved:

Chris Kohrs, Town Clerk