

Council Of Governments
January 11th, 2006
Legislative Chambers

Attendance: Mayor President Walter, Administrator O'Hearn, Supervisor Franzese, Supervisor Dickens, Supervisor Stewart, Legislator Fagan, Mayor Phillips, Mayor Overhiser, Supervisor Brace, Real Property Tax Director Bloodgood, one member of the public and one member of the press.

Absent: Mayor Carpenter, Supervisor Bishop, Supervisor Scott, Supervisor Stamp, Superintendent Correa and Superintendent Frame.

President Walter called the meeting to order at 7:15 p.m.

Supervisor Franzese opened the meeting by inviting all to a retirement dinner for Frank Ganung and Marion Boyce Saturday February 25th, 5 pm at the Montour Falls Fire Department. The cost of the dinner and contribution toward the gifts is \$15.00 per person. RSVP should be made to Fred Hall at the Town Office. Administrator O'Hearn added that a resolution from Council of Governments as a dedication to Frank would be appropriate. Supervisor Franzese added that Frank had served since 1961 served continuously. Administrator O'Hearn added that the fact that Ganung was a charter member of the Council of Governments should also be noted.

MOTION by Supervisor Franzese SECOND by Supervisor Dickens for a resolution acknowledging Frank's years of service to the Town of Dix and involvement with the Council of Governments. Motion carried unanimously.

President Walter asked for approval of the November minutes.

MOTION made by Legislator Fagan SECOND by Mayor Phillips to accept minutes as presented. Motion carried unanimously.

President Walter asked that we continue with discussion regarding the Secretary and Treasurer's position. President Walter feels it should be a combined position until such time that a separate Treasurer's position is warranted. Administrator O'Hearn added that we need to then amend the by laws to reflect the combined duties.

MOTION made by Vice-President Dickens SECOND by Supervisor Brace to combine Secretary and Treasurer's duties. Motioned carried unanimously.

President Walter asked for nominations to the steering committee. Some discussion was had as to the responsibilities of the Steering committee and the by-laws were cited as a resource for said duties. Mayor Phillips questioned if this committee was in addition to officers. President Walter replied that it was. President Walter then nominated Mayor Philips to represent the village.

MOTION made by Franzese SECONDED by Mayor Overhiser for Mayor Philips to sit on the Steering Committee representing the Village level. Motion carried unanimously.

President Walter then nominated Supervisor Brace to represent the Towns.

MOTION by Franzese SECOND by Dickens for Supervisor Brace to sit on the Steering Committee representing the Town level. Motion carried unanimously.

Administrator O'Hearn nominated Supervisor Franzese to represent the second seat for the Towns.

MOTION by Vice-President Dickens SECOND by Stewart for Supervisor Franzese to sit on the Steering Committee representing the Town level. Motion carried unanimously.

Mayor Phillips showed concern with the school involvement. Administrator O'Hearn stated that if possible the seat should be filled with a sitting Superintendent. O'Hearn added that currently Superintendent James Frame would be the most likely candidate as Superintendent Correa will be leaving her post this year.

MOTION by Mayor Philips SECOND by Supervisor Franzese. Motion carried unanimously.

Bylaw discussion membership school district to state 2 districts. Administrator O'Hearn all changes were made to bylaws in regards to November meeting,. Ratifying changes tonight. Resolution bylaws as amended including amendments from this evening. Dickens one year term Jan Jan for steering committee. Motion Brace Second Dickens carried unanimously. President Walter continued by the two major issues Code Enforcement and Property Assessment Committees for these major issues, Administrator O'Hearn either a subcommittee of this group or outside task force. Administrator O'Hearn suggestion Code Enforcement and Property Assessment start broad and talk about what we would like to accomplish. Overall goals, not just problems but opportunities that may present themselves, It may be suggested it be a County function, not offering suggestions at this point. Who best to accomplish this goal. Brace, sub committee finding of facts or just a recommendation. President Walter suggested that the Steering Committee could meet and determine the needs. This meeting could encompass others not on council, for example current Code Enforcement Officers and current Assessors. . We could talk to current Code Enforcement officers. Administrator O'Hearn it is up to the group but both could happen. You are the decision makers if there are any changes to be made they will start from here. Good to offer solution to problems. Do nothing is always an alternative. Discussion was held. President Walter is Code Enforcement and Property Assessment still number one and two from our list. Brace feeling we get. Not enough info to make decision. Administrator O'Hearn as a newcomer interested opinions and thoughts on how we are doing in the County. Mayor Philips has anyone done anything on Code Enforcement. Study? Stewart there was a study a few years ago. There wasn't much savings. Mayor Philips lets discuss Property

Assessment. Legislator Fagan most important issue. Huge benefit to get everyone on same basis. Maintenance. Dickens, worse than what your saying. Hector equal rate closer to 50 than 80 because of sales. Senior exemptions star, enhanced star. Vet only 80%. Exemptions go with equal. Bloodgood it is further exacerbated with star. Hector market moving 20-40%. Value of their parcel not going up by the percentage- lack of equity. Dickens county annual assessment. Bloodgood dec meeting with assessors have a proposal to float. Dickens parcel Bloodgood 12-13000. Dickens towns maintain assessors and county works with them? Correct. Like you to number of parcels and use 80% and see how much it is costing people and see what it would be at 100%. Discussion was had. Franzese relatively consistent or some towns are more liberal or conserve in there assessment roles. Bloodgood assessment rates show it is not. The longer it takes for Hector to do reassess it takes longer get equalized. Fagan, Tyrone we cleaned up waneta have gone up 300%. Consistent. Once section impacting equalization rate adversely impacted. Throughout County also. There are +&- we need to have a well thought out how best to do and maintain , Common thread through communities, Dickens same thing in Hector. Location is driving the equalization rate. Fagan, county wide real valuation is nowhere near where it needs to be. Take a full year effort by 2007 implement something. President Walter offer Property Assessment Hand in hand Code Enforcement and Property Assessment Steering committee study the issues and work with assessors on proposal. Figures feasible. Administrator O'Hearn impediment lack of desire to do this. Consensus is this a problem then it can be done. Not too difficultly. It is not easy sensitive subject. Unified front not one towns issue. Mayor Philips even if we decided not to do consensus have addressed is a lot further ahead then we have been in the past. As opposed to ignoring problem. President Walter we can educate respective boards. Dickens mitigate some the inflammatory parts show taxpayers how much it costs them.

Bloodgood proposal December meeting town assessors. Impediment is getting together and deciding it we want to do this. Never advocated county wide assessing. Not such a bad idea. Legislature local law subject to referendum. If passes right thing closes revisit. Beat significantly don't bring up again. Aggressive campaign. Fagan, if granted all things we try do will backfire. Local feel loose control. Hear proposal, attack problem and develop plan to implement. Towns fear power being pulled away. President Walter promote to people. Positive packaging. Brace, plant the seed. Franzese worthy of investigation. Carefully presented. Phillips, let it grow. Administrator O'Hearn referendum does not reflect public opinion. Brace, require mandatory referendum. Bloodgood assessing function. Not county reassessment. Two issues were PROPERTY ASSESSMENT and CE. RE not money making. Do out inequity not to make money. RPTA Show bottom line cost- you can't do it. It is like any other service. Proposal entails full time Schuyler County. Take two functions and (RE AND CE) combine them. County Code Enforcement and certify County Code Enforcement Officers in addition are feeding property inventory information. (Distributed handout) Discussion was had on the same. Code Enforcement can not value property, inspection at point a and b string of houses and property record cards from public right of way on the way to next inspection. Mayor Philips, village of Watkins full time code enforcement, Dickens, 2 people to do county. Administrator O'Hearn agree with ben. 2 could maintain. 3 with part time supplements. Court time for the first two years. Fallout with residents. Mayor Philips

do they also do the zoning? Administrator O'Hearn this office should do on a County level. Administrator O'Hearn uniform land use. Hand in hand to maintain values. Conceptually this is the way to go. Phillips, go slow. Phillips, standardized reassessment. As this group becomes solid. Bloodgood desired state with transition. Fagan, come up with implementation plan that tired current assessors – technical standardization. Overall goal – five year period. Coordinating with local assessors. Phillips, ongoing reassessment. Bloodgood b I PROPERTY ASSESSMENT current structure 8 different. Decision is only as good as town board will. 2003 8 towns with equal 100%. Dickens who caused. Bloodgood states methodology and market circumstance. Dickens, Code Enforcement and Property Assessment same uniform. Stewart town of orange we could use current assessor with guidance better about fair assessment. Familiarity. 10- 12 board of assessment review per year. Losing ground. Re-educate taxpayers. President Walter steering committee has to use Bloodgood as a resource put together a document to be shared with Board. Franzese this is a priority. Franzese invite Bloodgood to steering committee meeting. President Walter bring in anyone needed. Legislator Fagan valuable look at 3 Or 4 alternatives and maybe assess cost to municipalities. 1 do nothing. 2 hire contractor 3 long term plan or goal. 4 phase plan . President Walter plan with maintenance. Dickens state roll no control. Bloodgood 03 where changes are not the same the state feels are accurate. Hector starts 06 and finish 07. Dickens HAVA act discussion. Elected officials need to write to Senators to get machines certified. Comment period ends in February. No more information. Discussion was held. Local action to consolidate polling places.

O'Hearn update on grant proposal shared services. County, Town of Dix, Town of Hector, Village of Watkins Glen and Watkins Glen Central School District. Cited formation of Council of Governments. Outcome of the Council of Governments.

Dickens discussed seminar for Purchase Development Rights and Lease of Development Rights. County serious about agriculture 25% share needed to access grants. Get proactive. Lose 1 million acres of agricultural land to development each year. Food like energy we are done. Raise 31,000.

President Walter suggested April 26th for the next meeting. All agreed. Mayor Overhiser offered the Montour Village offices as a location.

MOTION made by Supervisor Stewart SECOND by Vice President Dickens to adjourn. Motion Carried Unanimously.

Council Of Governments
April 26th , 2006
Rural Urban Center Auditorium

Attendance: President Walter, Administrator O'Hearn, Supervisor Franzese, Supervisor Dickens, Supervisor Stewart, Legislator Fagan, Trustee Weber, Mayor Overhiser, Supervisor Brace, Supervisor Stewart, Supervisor Bishop, Supervisor Scott, Legislator Gifford, Gayle Sedlack WGCS, Real Property Tax Director Bloodgood, Marcia VanHorn (Chamber President), Cynthia Kimble (Chamber Director), Barbara Halpin (SCOPEd) and Barbara Blanchard (MEGA) and Marty Roberts (Highway Superintendents Representative)

Absent: Mayor Ketchum, Supervisor Stamp, and Superintendent Frame.

Welcome from Walter
Introductions

Motion by Dickens to accept January 11th meeting minutes Seconded by Gifford. Motion carried unanimously.

Barb Halpin presented a presentation on SCOPEd. Sent in application and identified areas. Three areas are for commercial development. Provision for residential development or redevelopment. Included residential housing as proposed use, Purpose is to revitalize. (Handout) Goal is to revitalize and then move acreage after revitalization has occurred. Local sales tax and real property tax exemptions (printout disseminated) Local taxing jurisdiction allow for tax abatement on improvements local level incentive residential and commercial. Taxes applied to improvements can be abated. Certification must occur to take advantage of any exemptions. Not all businesses are certified. Development plan copy can be obtained by contacting Barb. Barb suggested that the . o'Hearn stated that this would typically be used as a catalyst for eco development. It is a home rule option. County could enact but each municipality must It would freeze there property tax increased assessment would be abated. Targetd areas for eco development this may be of interest to some and maybe all munic and school. The state is pushing strongly for more local involment. Partner for economic development. Gifford freeze orginall assessment will rise but there will be no raise on the O'Hearn assessment would increase but taxes will not. Bishop does the property have to be in the mapped areas. Halpin there are some that do and they are noted in the hand out. Halpin spoke on tax increment funds. Taxes that are levied (no abatements) puts them into a special fund and the funds are used for public projects. O'Hearn not as embraced in NY as other areas in the South. Halpin these should be viewed as an economic dev tool. A way for localities to partner with NY. Brace, empire zone map. Halpin showed EZ maps. Areas that are targeted for development or redevelopment. 10 year benefit period for redevelopment period. Logically after ten years you need to move. Fagan why is Albany taking so long to approve zones. Halpin legislature is what holds up the process. They have to look at 73 apps from 73 zones and they have to approve unanimously. Weber, does the ten year period start from when it is approved? Halpin, the ten years is not a hard and fast rule. The business has a ten year benefit period. The benefit period is unique t the business certification date. Bishop is there anyway to expedite the state? Halpin, businesses can not wait and they will lose out. O'Hearn we may need to do something instead of the State. This forum will hopefully generate discussion and this may benefit your municipality. The county will be discussing on a county wide level. We want to make sure that we culd coordinate efforts to alleviate varying abatements. Franzese, hotel project Halpin, he is a zone certified business. Thanks to barb

Barb passionate about mega (hand out distributed) Just completed 12 years I Tompkins cty leg 4 yrs with city if Ithaca council. MEGA is a non for profit org 5 years ago broom tiogo Cortland Otsego schuyler Tompkins. Achieve savings on utility costs business and residential. Governed by board of directors. 2 counties have to pass resolutions. Daryl Slusser is for Schuyler. 82 towns and villages are members in addition to County. 1000 participants those 18 different counties. Save money without incurring any costs. Conform to all bidding requirements. Services of consultants energy next. 4th quarter savings reported that 2.7 million for year How to enter program participation form pod number below account number. Estimate of savings. Contract with advantage. No commitment prior to executed contract. Other programs mega offers. See brochure. Demand responses program. Find other ways to save participants money. At least get savings estimate. Halpin any business or resident. Also do natural gas procurement. Only to business or municipalities. Sedlack, school district therm Barb said consultants could provide information. Sedlack, provision for overage? Barb no. No membership fees. Brace, term of contract Barb electric contract one year may be rebid later on in the year. Brace can you get out. Barb, duration of contract period. Any detailed questions call Barb or energynext at 800 number on brochure. Bishop, nyseg still reads meter. Barb, yes the still have basic nyseg . Halpin, 2 bills, Barb, yes. Overhiser, are they obligated to nyseg. Barb, that depends on there agreement with NYSEG. Sedlack, a certain month for natural gas, Barb check with consultants. Thanks.

Marcia VanHorn introduce to Cindy Kimble. Banner program design for brochure. Planters in the Adirondacks filled with real flowers. Racing only twisted spoke on all the twisted things in Schuyler contest for main course menu twisted. 3 sided table tent funding one side calendar one side twist logo and from the restaurant. Displayed banner. Schuyler county is not ready to say Watkins glen. Schuyler county instead of Watkins glen. Banner program. Opportunity presented to apply for grant money to that extent we have applied for some funding through omara and winners office to initiated project. Target four village Watkins Montour Odessa and Burdett. 79, 414, 224,23 Applied for 145 banners and hardware no permission from nyseg or pole owners to use their poles. Cooperation from townships and municipalities. Letter of support. Would like endorsement from COG. Obligation would be to install and maintain. Monies will not be until later in the summer and installation in spring of 2007. Not looking to replace banner but a supplement. Banners may have to be replaced on certain event weekends. Weber, how many. Vanhorn, 145. Bishop, banners on every pole. Business sponsor on banners. Vanhorn that is a possibility. Enthusiasm among townships and villages momentum. Vanhorn, overselling and under-delivering. Maybe not every corner is world class with a twist. Pride in community can be created by having a concept planted in their mind. Endorsment. Bishop, activities for all 50 states. Under promoted. Motion resolution of support for banner pro Dickens motion oversiher second. Motion carried unanimously.

Bloodgood, steering cog task force assessment practices. See attached reccomendation. Improvements are needed. Real estate market grew and state miscalculated. No one is maintaining equitable assessments. Good cross section of the community. Consistency in the data. Different assessors assessed same property with different values. GIS implementation. If data is inconsistent the tool will not be very worthwhile. Discussed task force recommendation. Elected officials at the town level. County wide project. Hector 07 through that and then maintain. Work toward building county wide assessment. Do nothing was an option. TASK force said do nothing was not an option. Fagan, full value 2002. Bloodgood state incentive and that incentive is still in place. \$5 per parcel. It took 3 years to obtain the full value in 02 orange in 01 Fagan, cty tax rate / equalization. Full value levy / full value. Apportion taxes each total assessed valued divide by

equalization rate. Overhiser, same people do assessing throughout county. Get together and have same assessors do work. Bloodgood, training for different personnel or have same staff assess all of the county. Four towns share one assessors right now. Halpin, do you have to reval every year. Systematic analysis of every parcel in the assessment unit. \$5 Prcel req visit once every six years. Bloodgood, visit every property going forward. Brace, state \$5 per parcel. What does it cost to do individual parcel. Bloodgood, town of barton tioga county asked for proposals 4000 parcels. \$25 parcel. Walter, utilize in house resources. Bloodgood, County assisted towns in 02. O'Hearn recommendation is easy part tough part lies with the elected officials. Do nothing will not work. This is nothing wait until next year on equalization rates. The task force was not to tell how to do it. Collaborate. Maximize resource/revenues. Fagan, underreporting of assessed value. Tax rate is significantly higher full value with decrease county wide tax rate. Walter, offer board meeting back to boards discuss and then meet at as a council. Discuss implementing this project. Franzese, options recommendations. Steering committee reconvene Ohearn recommendations 3 significant options

County wide assessment

Inter-municipal agreements with county technical assistance

RFP hire it done by private firm

Combination private firm or assessor assistance

Town/Village may not want anything to do with this the more that participate the better the outcome. Respect boundaries. Smagner local assessors overwhelmed. O'Hearn collectively they should be able to handle this with county assistance. It is possible. Gifford, consistency. Stewart, how do you correct Gifford, training. Smagner, agreement between more groups. Walter, COG first endeavor to erode. Steering committee meet again. Franzese, take otions to respective boards. O'Hearn we do this now? Franzese, Brace, public education. O'hearn suggest outcomes if there are any flat out oppositions. COG work with assessors. County wide assessing unit. Assessors support and involved. How do we implement, promote to public. Take away threat. Equalization does not raise taxes. Equity will balance this out. O'Hearn hates hiring consultants. Reservations or misgivings? Stewart board meeting Monday night situation monies that have to be appropriated salary money n advance for additional expenses. State is not a given. Is this going to happen again. Bloodgood, less likely to happened again. Valuation date was January 1. Valuation date july 1 of previous year as of 2005. Ftanzese, maintain current. Fagan, town does not have a qualified assessor contract with county would cost be the same for each town on per parcel basis. Bloodgood, similar. Fagan, how soon can we get a feel for the \$. Steering committee? Walter, options. Dickens, educate people how much they are losing.

Next overhiser, Fagan, cedric, Tom Brace, Ben. Bloodgood

HAVA update. No certified machines. NYS BOE County BOE submit plan for handicapped aspect. Schuyler county will designated one polling location for handicapped buy one. Drive people to polls. Success lies with effort in implementation. Dickens, responsible for custodians. O'Hearn expenses you have always had would continue on. Memo from October. No significant additional expenses. Federal funding is still secure. Schools and villages will be affected eventually.

Summary on shared services. School facility, county is assuming largest portion. T&v aren't spending much and that will continue. Funding half time person. Overhead will be county responsibilities. County staff employee. PILOT basis. May notification. Highway fuel situation. Roads are coming back together. Dickens, would you not like to mention. Marty, town of reading \$8000 chips revenue. Senator ??? helpful.

Town of Hector 27,000 trans bond act? No not chips funding. No time frame on tpa franzese, cog
reasonable projects for shared services.

Council Of Governments
Special Meeting
June 7th, 2006
Rural Urban Center Auditorium

Attendance: President Walter, Administrator O'Hearn, Supervisor Franzese, Supervisor Dickens, Legislator Fagan, Mayor Overhiser, Supervisor Brace, Supervisor Scott, Legislator Gifford, Real Property Tax Director Bloodgood, Cynthia Kimble (Chamber Director), Beverly Morely Hector Assessor, Kay Houghtaling Town of Tyrone, Antoinette DiCiaccio Village of Montour, Linda Arcangeli Village of Burdett, Danielle Hautaniemi Planning, Marvin Switzer Town of Reading, Jeff Mangus Town of Hector, Alvin White Town of Hector, Dave Poyer Town of Hector, Patrick Duffy New York State Assessors Association, Edward Perry Town of Tyrone, Alice Todd, Michael Bergen Town of Hector and Harold Russell Town of Dix

Absent: Mayor Ketchum, Mayor Philips, Supervisor Bishop, Supervisor Stamp, Supervisor Stewart, Gayle Sedlack WGCS, and Superintendent Frame.

President Walter called the meeting to order and welcomed everyone in attendance. Administrator O'Hearn, in conjunction with Real Property Tax Director Bloodgood, began the meeting with a presentation on the possibility of County wide assessing. The presentation gave a brief history of the Council Of Governments and the goals it has identified, one being Property Assessment and the other being Code Enforcement. The presentation then focused on Property Assessment issue by addressing the problem stating these key points: declining equalization rates, inequity from town to town, inflated property tax rates, negative impact on new construction and a lack of continuity in assessment practices. Next several graphs were displayed to show visually the problems stated earlier. Following the graphs was the recommendation that the COG task force had developed. The key points of the recommendation are: county-wide revaluation and assessment, reassess and maintain at 100%, Inter-Municipal agreements, County would administer and manage program and the towns would retain their autonomy. The summary of the presentation suggested that County Wide assessing would increase service, achieve and maintain full value assessments, decrease cost, implement equity, economic development catalyst, maximize available exemptions (STAR, Vet, etc.) and educate property owners in a much simpler method as to the value of their property. Meeting adjourned at 9:00 p.m.

Council Of Governments
August 16th, 2006
Rural Urban Center Auditorium

Attendance: President Walter, Administrator O'Hearn, Supervisor Franzese, Bob DeNardo Town of Dix, Supervisor Dickens, Legislator Fagan, Real Property Tax Director Bloodgood, Supervisor Stamp, Marvin Switzer Town of Reading, Bart Besley Town of Montour, Supervisor Stewart, Mayor Philips, William Kennedy Schuyler County Emergency Management Coordinator and Rick Churches Deputy Emergency Management Coordinator.

Absent: Mayor Overhiser, Supervisor Brace, Legislator Gifford, Mayor Ketchum, Supervisor Bishop, Gayle Sedlack WGCS, and Superintendent Frame.

President Walter called the meeting to order and welcomed everyone in attendance. Motion by O'Hearn to accept June 7th meeting minutes Seconded by Fagan. Motion carried unanimously. Bill Kennedy, Schuyler County Emergency Management Coordinator, then introduced a new Federal mandate for National Incident Management System (MINS). Bill stated that this mandate is meant to standardize response and recovery procedures. Bill also stated that there is a mandatory training session for each municipality that the Emergency Management Office offers free of charge. It is also necessary for each individual municipality to pass a resolution in support to secure any federal funding they may request. Tim then thanked Bill and Rick for attending. Next discussion was held regarding election custodians pay rate. Currently election custodians are paid varying rates by the individual towns they service. The Schuyler County election Commissioners will be making a recommendation to the Legislature as to the amount to be paid each custodian by the County under the new HAVA legislation.