

**MINUTES OF TOWN BOARD MEETING OF AUGUST 9, 2021
HELD AT THE TOWN HALL, 8529 MAIN ST., CAMPBELL, NEW YORK**

PRESENT: Town Board Members: Jeffrey Horton John R. Tschantre; Glenn Vogel, and James F. Drumm; **Town Clerk:** Michelle L. Seeley; and **Highway Supt:** Thomas A. Austin; **Code Enforcement Officer:** Thomas Hargrave
Tax Assessor: Holly Smalt

ABSENT: Terry Wheat

GUESTS: Richard Buck, Bonnie Conaway, Joe Seeley, Christina Layton, DJ & Dave (no last names provided) Norman Maynard, Stephanie Cleveland, , Allison Berger, Judy Simmons, Vickie Hargrave, Wayne Cosier, Denise Thompson, Sandra Nevius, Dennis Smith, Linda Baird, Fran Schosger.

Call To Order/Pledge /Roll Call/ Prior Minutes.

Mr. Horton called the regular monthly meeting to order at 7 p.m. at the meeting room of the Campbell Town Hall and led the pledge of allegiance. The Town Clerk then took roll call. The minutes of July, 12 2021 were noted. There were two changes to the previous minutes that need to be made.

*A motion to allow Tom to accept the bid for \$26,350 on the 2018 half ton single cab truck, and purchase the 2022 Silverado 1500 half-ton four door crew cab pick-up from Joe Basil Chevrolet for \$31,254 was made by Glenn Vogel and seconded by Terry Wheat. The motion was adopted by unanimous vote 5 AYE to 0 NAY.

A motion to amend the July 12, 2021 motion to include any remaining balance of the cost of the new truck will be paid from the equipment reserve was made by James Drumm and seconded by Glenn Vogel. Adopted by unanimous vote 4 AYE to 0 NAY 1 ABSENT.

*A motion made by Terry Wheat and seconded by Glenn Vogel to accept lowering the price of the 2500 pick-up truck to \$36,000 hard price, and to allow Tom Austin to accept a bid for that price or more without waiting until the next board meeting. If the 2500 Chevy brings the expected \$36,000 minus auction fees of about \$750, for Tom to order a replacement 2022, 2500 Chevy at a cost of \$43,700 with a plow and possibly \$600 less if the plow is a V-plow, with the same specifications as the 2021 Truck that the Highway just purchased, any remaining balance of the cost of the new truck will be paid from the equipment reserve. Adopted by unanimous vote 5AYE to 0 NAY.

A motion to amend the July 12, 2021 motion to include any remaining balance of the cost of the new truck will be paid from the equipment reserve was made by Glenn Vogel and seconded by John Tschantre . Adopted by unanimous vote 4 AYE to 0 NAY 1 ABSENT

A motion was offered by Glenn Vogel and seconded by John Tschantre to accept the June 14, 2021 minutes referenced above as written Adopted by vote 4 AYE to 0 NAY 1 ABSENT

A motion was offered by James Drumm and seconded by Glenn Vogel to accept the July 12, 2021 minutes referenced above as written, with changes as discussed. Adopted by vote: 4 AYE to 0 NAY 1 ABSENT

REPORTS

Monthly Reports Filed.

It was noted that monthly Town Supervisor's Report dated August 2, 2021 was received from Wendy Oman the Town Bookkeeper, a Copy was filed with the Town Clerk.

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Highway Report (Thomas Austin)

With the sale of the 2015 International in April of this year, the town purchased a new heavier GVW 4 wheel drive truck. Tom Austin reported that he wants to rent a heavier GVW truck from Erwin because the new truck that the Town just bought will not be ready until March of 2022 as the build date has been pushed back to 12/01/2021. The cost of the rental is \$2,000 per month. We would need the truck for approximately five months. The Town of Campbell will need to carry insurance on the vehicle and make the Town of Erwin the beneficiary. If there is an insurance claim the town of Campbell would be responsible for the difference between the insurance payout and the cost of the truck. The truck is estimated to be valued at \$25,000. Tom would like a motion to rent the truck from Erwin for the months that a plow would be needed, approximately 5 months.

A motion to allow Tom To rent the heavier truck during the winter months was made by Glenn Vogel and seconded by Jamie Drumm, motion passed with a 4 AYE to 0 Nay and 1 absent vote.

As expected the Chevy 2500 brought \$36,000 on the auction site. The Town has been paid in full with the auction fees deducted. This sale has left the Town down to one truck. Thomas Austin has reached out to the County to find a loaner truck to use for the highway and mowing until the new truck, ordered last month, is delivered. With the shared services contract, there is no fee associated with the use of this loaner. The Town is responsible for the maintenance of the loaner 2010 Ford Ranger only, while it is being used.

Thomas Austin has been unable to find a paver for the past 3 months, he has reached out to Solid Ground Paver Services to rent their machine. They are willing to rent the machine to the Town for \$9,500 per month. This would cover 160 hours of use per month while the Town has use of the equipment.

A motion to allow Thomas Austin to rent the Paver from Solid Ground Paver Services was made by James Drumm and seconded by John Tschantre. The motion passed with a 4 AYE to 0 Nay and 1 absent vote.

At this time the Highway Department is working on cleaning up storm damage and trying to get grader work done. Paving on Manning Hill Road will happen on the weekend of August 19, 20, and 21 and then the 24th and 25th of August.

Water Report (Thomas Austin)

Thomas Austin has postponed one of his training classes. So far he has 19.5 hours completed of his mandatory 30 hours of training in 3 years.

The plans for the Water 1 extension have been approved by the State Health Department. There are 2 applications to go before the Planning Board on August 18, 2021. One is a Site Plan application to build a new pump house, and the other is a Flood Plain permit for the structure. The final approval for the Water 1 Extension plans are in front of the State Board for review in August.

Bookkeeper Report (Wendy Oman)

August 9, 2021 Board Meeting- Bookkeeper Report for July 2021

All Bookkeeper accounts balanced for the month of July. Supervisor report given to Town Clerk. Received in revenue and July reports from the Town Clerk and the Court Clerk.

July Revenues Received

GENERAL FUND:

\$ 3,957.95 1st Park Grant Payment
\$ 500.00 Tyrtle Beach Grant - Summer Rec
\$42,215.71 Sales Tax

HIGHWAY FUND:

\$15,370 .00 2002 Int 10 Wheel - Auction Int.
\$26,350.00 2018 Truck - Ferrario Ford
\$76,670.64 Sales Tax

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\$36,688.70 Casella Host Fees

- **2022 Budget** Worksheets passed out to departments - Sept. 13 I will present the tentative budget.
- **American Rescue Plan Allocation (ARPA)** money received in for our 2021 allocation of \$165,069. 16.
 - Per Fed Government & NYS, money is held in a separate account, A410-Due from State & Fed Government.
 - As we expend the money, in the allowable categories, I withdraw from the A410 account.
 - I recommend that except for essential worker pay that qualify in 2021, we expend, budget and discuss the use of this money in the 2022 budget proceedings.
 - The following elected positions, per the Association of Towns, cannot receive essential worker pay in 2021: Town Board Members, Highway Superintendent & Town Clerk these monies have to be budgeted in 2022.
- **Summer Recreation** was a great success with great reviews from the participants. This year, due to Covid, we pre-registered 20 children. This worked out great for many logistical reasons and we will continue this practice in the future. Paula and staff took the children to the Buffalo Farm & Champs and provided all crafts and activities as usual. This year we applied to Steuben County Youth for a \$1,050 Grant and to Tyrtle Beach for a \$500 Grant and will receive both.
- **Water #3 Compliance.** I am in the process of filling out many pages of forms from the USDA that bonds our water district #3. Annually I fill out forms for this district, but every 3 years we have a compliance review.

BUDGET MODIFICATION

A budget modification is needed for the CHIPS Revenue. The Highway Budget for 2021 is \$184,239 an additional \$74,118 needs to be added to that figure to make the Highway Budget \$258,357.

A motion by Glenn Vogel and seconded by James Drumm to approve the Budget modification to include the additional \$74,118 of CHIPS revenue was adopted by roll call vote Tschantre :AYE Horton: AYE Drumm: AYE Vogel: AYE Wheat: Absent.

Allison Berger questioned what the Casella host fee was. Jeffrey Horton explained that the landfill pays a yearly fee to the Town.

Dog Control (Randy Akins)

A report was received from Randy Akins regarding dog calls in July 2021, and is on file with the Town Clerk.

Codes (Thomas Hargrave)

1. There were 14 building permits issued this period
 - 4 roofs
 - 1 shed
 - 1 fireplace insert

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- 1 sign
- 1 demolition
- 2 alterations
- 4 zoning
 - 2 siding
 - 1 driveway
 - 1 breezeway
- 2. There were 18 permit inspections this period
- 3. Supplied info on following properties
 - a. Gas piping/ icf interior wall covering Knowles rd.
 - b. Septic requirements Parker rd.
 - c. Foil request for 4495 Tannery rd.
 - d. Jeff Parker/ Ernie Newman pond status on county. rte. 125
 - e. Met with DSS/State Police at 5444 Wolf Run RD- condition of property
 - f. Info for King Hill subdivision
 - g. info on trailer demo on 8978 St rte. 415
 - h. met with new owner of green meadows mobile home park
 - i. set up meeting with owner of McIntyre mobile home park (34 violations)
- 4. Completed the following fire inspections
 - Log Cabin, Foxes. Gauss's Sweet Shoppe, Country Pub, American Legion,
- 5. Supplied info for (3) floodplain permits, (4) site plans this month (Thx Michelle)
- 6. Granger Construction Co, East Syracuse Dollar General Store
 - Poured concrete stem walls this month. Still on schedule weather permitting
- 7. Code and Zoning violations
 - (8) Follow ups
 - (3) On Wolf Run Rd
 - (1) Each Manning Ridge, Rte. 415, Van Fleet,
 - (2) Meads Creek Rd
- 8. Working part time at Erwin Town hall (20) hrs. / Week. My schedule will be updated on door and on voice mail for Town of Campbell hrs. / Availability

Assessor Report (Holly Smalt)

Have been processing information for School Tax and STAR program information is due August 12, 2021. Had one person so far go to small claims over their assessment, on July 22, 2021, has not received a decision as of the time of the meeting.

A statement was made that there was higher percentage of claimants that had appraisals than there actually were. There were 18 at 58% but there were only 10 that had specific appraisals that came in at 32%. And by specific appraisals there were two property owners that had multiple parcels one had 5 and one had three. They did one blanket appraisal for all of the properties, which reduces the per acre cost vs. if they were done separately. Thirteen parcels did not provide any appraisal which is 42%.

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Twelve parcels were reduced to lower or the same as the 2015 assessment which was 39%.

A professional appraisal is an acceptable proof and it is up to the BAR what proof they accept, just like it is up to the assessor to determine if it is sufficient or adequate. There are no opinions of counsel that you have to use the appraisal that is provided.

There was one that was reduced to exactly what the claimant wanted and no appraisal was provided. The information that was provided, the assessor explained to the BAR that it was not correct. And the board of assessment review still reduced it to what the claimant was asking.

Supervisor Horton, questioned how an appraisal was determined to be sufficient.

Mrs. Smalt stated then an appraisal is an opinion of value and it was up to her and the board of assessment review to determine if the sales are actually usable sales. Because anyone can go get high or low sales depending on what that they are using the information for, and appraisers can do that too. If the appraisal is for assessment challenges or divorce or an estate, they are not valid.

Supervisor Horton clarified that an appraisal should show the reason why it was done. He then asked Joe Seeley and Francis Schosger how they were trained to tell if it was a good appraisal.

Mr. Schosger stated that every 5 years they are trained and are told what to look for in an appraisal. He took his training this year and his training is very current.

Supervisor Horton asked Mrs. Smalt if a person has to come to the meeting, of the BAR?

She stated that it was not required, they can turn in an application by 8 pm on the day of the BAR meeting, and the board will review it.

Supervisors Report

Ed Clark has decided to sell part of his property to the State DEC to be used as a State hunting land. State Hunting land is taxed just like any other property and so the Town will not lose that tax income.

This will be coming before the Board shortly, Supervisor Horton received a call about the proposed purchase. He just wanted to clarify the difference between State Hunting Land and State owned land. This is not going to be finished this year, Mr. Horton just wanted to let everyone know what was happening.

Town Clerk Report (Michelle Seeley)

I have talked to Karen Stevens about a check reader for the Town Clerks office. This service will allow me to run checks for deposit on the day that I receive them and extend the time between deposits. By doing this I can save the Town money by making less trips to the bank. This is a free service and will not cost the office any money. I will need a motion to sign the agreement.

A motion made by James Drumm and seconded by John Tschantre to allow the Town Clerk to sign the agreement with Five Star Bank to accept the check card reader service for her office.

Adopted by vote: AYE: 4 NAY: 0 ABSENT:1

Last year we raised the price of the Subdivision and Site Plan applications for the Town, due to an increase in cost from the Leader for an affidavit. Right now we pay \$25.00 per affidavit and the applicant absorbs that cost. However, when I place the ad in the paper I place it for multiple applications, needing only 1 affidavit. I have explained the process to Supervisor Horton and he agrees that it would be a good idea to charge for only one affidavit per person, so a reduction on the second application for a single applicant of \$25. Making the cost of 2 applications for the same planning board meeting \$75 instead of \$100.00. I will need a motion to implement the price change.

A motion to reduce the cost of a second Planning Board application for a single project which requires an affidavit and to be presented at the same meeting by \$25.00, and to amend the current fee schedule to reflect the change, was made by Glenn Vogel

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and seconded by James Drumm. Adopted by roll call vote Tschantre: AYE Horton: AYE Drumm: AYE Vogel: AYE Wheat: Absent.

Rich Buck Statement

Supervisor Horton introduced Mr. Buck and asked if he had any updates about the complaints that had been received about the assessor or the emails.

Mr. Buck commented that he had a couple of more people to talk to and that he would discuss his recommendations with the Board at a later date.

New Business

Public Comment

Supervisor Horton opened the public comment portion of the meeting with a reminder about the new guidelines set forth in the previous months meeting.

Allison Berger stated that she had a FOIL Document that she wanted entered into the public record regarding the bill for Heisman, Nunes, and Hull dated 04/12/2021. The description was for a telephone conference with T-West regarding a review of conceptual drawings of the landfill expansion, and attend an executive session of the Town Board and travel to Campbell, NY, in the amount of \$1,290.72. As Mrs. Berger understands it the Board has not seen the SEQR for the expansion of the landfill however, the bill indicates that they reviewed conceptual drawings of the project in executive session on March 8, 2021.

Supervisor Horton questioned if the bill stated that the Board was present.

Mrs. Berger replied that it did not specifically state the Board, only that Mr. Hull had a telephone conference with T-West regarding a review of conceptual drawings of the landfill expansion, and attend an executive session of the Town Board and travel to Campbell, NY. She stated that she does not know how that is all mixed in, and if the review of the drawings was with T-west or the Board. But executive session should not be used for that.

Supervisor Horton reassured Mrs. Berger that the review was not with the Board. He further explained that Attorney Hull was the Towns lawyer for anything connected to Hakes Landfill.

Norman Maynard questioned whether it would be better for the Town to purchase the Truck from Erwin rather than rent it.

Thomas Austin responded that the value of the truck is \$25,000. If we can rent it for \$10,000, and it gets us through the winter months, it would be better to just rent it. It is a month to month rental so if for some reason we do not need it for the full 5 months, it will cost less. If the Town were to purchase the truck they would then have to sell the truck and the Town of Erwin has had it for sale for \$25,000 and had no bites. The main goal is to have 5 trucks on the road because that is what the routes are based on.

Joseph Seeley stated that at the previous meeting something was said about a complaint from Bryon Harnas regarding his treatment from the BAR. Mr. Seeley stated that he went back and listened to the recording of the meeting to be sure he had his information correct. He stated that Mr. Harnas had come to the hearing unprepared and that Mrs. Drumm a member of the BAR had asked Holly to provide the tax map information for Mr. Harnas' application. In the meantime the Board heard Mr. Harnas' complaint and told him they would work on his paperwork later. Typically if a person comes to the hearing unprepared or if their application is improperly filled out, it is placed in a pile and their case gets thrown out, for being incomplete. However, the BAR had a discussion prior to the meeting about ensuring that every person was given a fair shake. For that reason the BAR heard the complaint then ruled on it later, and at no time was anyone on the BAR rude to Mr. Harnas. Mr. Seeley stated that the recording of the meeting was on file at the clerk's office if anyone wanted to listen to it.

Supervisor Horton Thanked Mr. Seeley for his report.

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Mr. Seeley then stated that in the previous meeting Mr. Buck had written a letter and had Supervisor Horton read it to the public, which stated that Mr. Buck had contacted all but one of the people who complained about Mrs. Smalt. Mr. Seeley then commented that he had called around and found only two people had been contacted by Mr. Buck. One of which said that Mr. Buck tried to lead the conversation in the direction that he wanted it to go. He didn't ask questions he told the person how he wanted it to be. Mr. Seeley then asked Mr. Buck if it was his common practice to lie to the people that employ him.

Mr. Buck responded that was a leading question, and that he did not lie, he contacted all but one of the people that the clerk had provided phone numbers for.

Mr. Seeley asked Mr. Buck if he gets to pick and choose or weed it out to the way he wants it to be. There were several complaints and he only contacted two. By his estimation that is less than 50% of the people who complained, and he did pass math in high school.

Mr. Buck stated that of the numbers he was provided, he had called all but one. He had asked Mr. Seeley's wife to contact them and see if it was ok if he called them. He contacted all of the numbers he had except for one.

The Town Clerk stated that she would like to ask a question as a member of the public and not as the Town Clerk. At a meeting held on June 22, 2021 in the back room, Jeff Horton was asked if he had contact information for Fran Schosger, and he said yes. Jeff has access to that information, he also has access to the information for Denise Thompson, Bonnie Conaway, and Joseph Seeley's. That is three people, so if you can ask for a phone number for Fran Schosger in order to help Mrs. Smalt, why you didn't ask for the numbers that you say I didn't provide you?

Supervisor Horton stepped in and said that the complaints that Mrs. Seeley were referring to were not written complaints.

To which she replied that there were written complaints from Joseph Seeley, Dana Randall, herself, James Guernsey, Melissa Cole, and Randy Personius. And all that were contacted were James Guernsey and Melissa Cole. Mrs. Conaway and Mrs. Thompson also stood up and spoke as well, they were not contacted and they are here at every single meeting, their information is easily accessible. So possibly talk to them as well while you are doing your research.

Mr. Buck stated that he would do that.

Dennis Smith said that he would like Mr. Buck to contact him as well and stated that he would give Mr. Buck his phone number. He had a very rude conversation with Mrs. Smalt. He then admitted that he had lost his temper and the conversation got very vocal. But he is not going to take the abuse of being called a liar to his face when he made calls to Mrs. Smalt and never got a return call. Then when he came to the office he was told to leave because he did not have an appointment, and he cannot get a return call, he got really irate, and it will continue until something is done about Mrs. Smalt. "This nonsense is dumb and if somebody doesn't do something, then there will be another lawyer involved, and it would include everybody at the bench".

Mr. Buck stated that Mr. Smith could do that.

Mr. Smith then offered his number to Mr. Buck again. He then apologized to Mrs. Smalt for his language, but he wasn't going to stand there and be called a liar.

Mr. Smith was being very loud and rude during the meeting, and was asked several times to settle down or he would be asked to leave.

Denise Thompson talked about when she was employed as the director of communications, every complaint that they received from an employee, name and complaint. They would go to the source of the complaint and if they received a conflicting statement they would go to the phone room and check the call records. To make sure they got the information about the phone call from the patient, including

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what extension, and time, then they contacted the person the pharmacy or the other doctor's office. So she is assuming the information is available through the Towns communication room where they could go in and check the day and time and phone number of the person with concern called. And whether there were 7 or 74 concerns every one of them can be tracked down.

Supervisor Horton said he was unsure if the Towns system could do that. But he was under the impression that the only people Mr. Buck was asked to contact were the ones that actually wrote letters that day, and that Michelle read out loud.

Mrs. Thompson said that it was very easy for any employee at any level to present their concern or complaint to Mr. Horton, and it could be completely false. But if you have 10, 15, 74 complaints whatever, you go directly to the people.

Mr. Horton stated that they had a two hour meeting about the complaints.

Mrs. Thompson explained that they should go to the people with complaints. She believes that the argument could be settled if the tracing could be done, whether by Verizon or the Town.

Mr. Smith stated that they could check because Mrs. Smalt uses a cell phone as a contact number. He suggested checking her log to see who called. That could be done by looking at the history, unless she deletes her history all the time. You could also check the messages and that way if someone says they left a message and is told that they didn't, that is a way to prove it.

Supervisor Horton reiterated that the topic of not returning calls had been addressed.

Mr. Smith questioned if it had truly been solved, then expressed doubt.

Supervisor Horton asked if Mr. Smith had received a call back in the last 30 days or if he had called in the last 30 days.

Mr. Smith replied that he had not gotten a call back and that he had called just over 30 days prior.

Mr. Horton stated that there had been a meeting with himself, John Tschantre, Mr. Buck, Mrs. Smalt and Michelle Seeley who attended part of it, which addressed this complaint. If it continues to happen please let them know. They addressed the issues, and that is what they were supposed to do.

Mrs. Thompson stated that she was still confused about the tax assessments, she was clear on how many concerns there were, and she is clear that one person had two parcels they were concerned about. She is also clear on the 33% go up, 33% go down and 33% stay the same. Her understanding is that is typical for NY State, on any reevaluation. She understands that it doesn't mean taxes, the dollar amount are going to go sky high. She then asked if Mr. Horton or someone on the Board said that.

Supervisor Horton responded that he didn't know what the concept of sky high was. But Mr. Maynard had asked, when your assessed value goes up, does the Town get more money? When the assessed value of the Town goes up, the Town does not get more money. What happens is the Town creates a budget based on those numbers. When the assessed value goes up, the percentage per thousand goes down. As an example if the assessed value goes up 5 million dollars and the Town needed to have \$3.30 per thousand, to make the budget, now that percentage per thousand may drop to \$2.90 per thousand to get to that budget. So when you do a reevaluation it is to keep everybody on a level playing field. Everybody wants their house to be worth top dollar when they go to sell it. But when they do their taxes they want it to be as low as possible. You go with the sales. Take a house that Holly had assessed at \$190,000 and she raised it to \$200,000, the assessment went up \$10,000. The amount that they are going to pay on their taxes the next year will probably be less money, even though their assessment went up. The money coming out of their pocket will go down because the whole town saw an increase.

During the first reevaluation, there had not been a reevaluation done since the early 80's, the assessor found three houses that were not on the tax rolls.

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Mrs. Thompson wanted to clarify that in some cases, such as her swamp land, where the value went up between 400 and 800 percent that those people would not pay any more for taxes.

Supervisor Horton, said no. He did not know how much it would go up if your assessment went up over 100%, but it would be more. However, if it went up 10% there is a chance it will stay equal.

Mrs. Thompson then asked about the comment that 33% go up, 33% go down and 33% stay the same, "but now because of you people, who had your assessments lowered by \$1.1 million dollars, now everyone else has to pick that up."

Mr. Horton agreed that that was true.

Mr. Maynard quoted Supervisor Horton as saying that the Town "Lost" that money.

Supervisor Horton explained, that when he says they've lost \$1 million in assessed value from the reductions that were made. That percentage, when Holly sent out letters explaining about what percentage would be for this year, is what he was talking about. As an example if it takes three dollars per thousand for our budget based off the new assessment for the whole town, and the assessed value of the town went down \$1 million, the rate has to go up to meet the budget requirements. So even the people who got their assessments lowered, their rate will go up. Because we still have to get to that same number for the budget.

Mrs. Thompson then ask supervisor Horton at what percentage should a person become concerned. And gave an example of a home that started at \$150,000 and went to \$160,000, or should they be concerned if it went from \$150,000-\$190,000. At what point should that person go out and get an appraisal?

Supervisor Horton stated that that would not be up to him, Holly, or the board of assessment review that would be a personal choice by the homeowner. If Holly tells you, just like the people on that list, that your house is worth \$200,000, and you say that you think it's only worth \$180,000. Then you would have to follow the process just like the people on that list did, to say that they did not believe what Holly said it was worth. The town hired Holly to do this process, and if we only had 31 complaints out of 1600 plus properties, then that is probably better than anywhere in the state. That's more proof than anything saying that she did a good job, even though 31 parcels didn't agree with it.

Mr. Smith then said what about the people that didn't even know about that they could disagree. He admitted that he could have filed but he was afraid of retribution from Holly's office.

Supervisor Horton stated that it did not work that way. Mr. Smith, disagreed. Supervisor Horton explained that there is a process for taxpayers who disagree with their assessments.

Councilman Vogel explained that a bank will loan less than an assessment to protect their investment. If the Town went by bank assessments solely the next time someone went to borrow money they would get less.

Mr. Smith then asked what made Holly's opinion more valuable than a bank appraisers. He asked if an appraiser says that a home is worth \$180,000 and Holly says it is worth \$220,000, who is right? He then asked Mrs. Smalt how his home that is positioned next to a major highway which runs through the center of it, a town road, and a county road, and is over 100 years old, could be assessed over \$100,000. He then asked if Holly was crazy.

Supervisor Horton moved the conversation on.

Mrs. Thompson wanted to clarify one more thing. She questioned how a home gets its value, if a bank will loan \$80,000 on a home that the seller is asking \$120,000 for, that where does it get the other \$40,000 value?

Supervisor Horton explained that the value comes from what the buyer is willing to pay. He went on to say that homes are selling for over \$200,000 in the Town of Campbell right now.

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Mr. Horton explained the difference between an arm's length sale and a regular sale, which is how the assessor comes up with her numbers.

Norman Maynard made the statement that the difference was in the opinion of two people. He referenced Mrs. Smalt's comment that an appraisal was sometimes not all there, however a licensed appraiser's opinion is just as valid as Mrs. Smalt's. That is why the BAR can use an appraisal that is completed within 12 months of the BAR meeting per the State regulations. He has told people that there is a difference in how appraisals are done, and even though he had a bank appraisal, he paid \$300 to have an independent appraisal done. He had his appraisal done by the same guy that did his bank appraisal, because he is a licensed appraiser, and they can sometimes act in both capacities.

Supervisor Horton commented that the reason to have a Board of Assessment Review is for exactly that reason. It gives both sides a chance to present their evidence, and the homeowner has an opportunity to take his claim to small claims court if he does not agree with the decision of the BAR.

Mr. Maynard stated that Mrs. Smalt is less likely to give people information on the process. At the BAR meeting he heard several people ask how the assessor came up with her numbers.

Mr. Seeley stated that most Town Assessors will give a sheet with the information used to come up with an assessment. He has talked to other Town Assessors who are more than happy to share the information with the taxpayers.

Mrs. Smalt stated that every person who came to an informal hearing was given a copy of their information sheets.

Dennis Smith stated he was not given the information during his meeting with Mrs. Smalt.

Bonnie Conaway Stated that at a previous meeting the public was told that the county gave instructions on how to find this information, and that they are to be given a packet explaining the process, by the assessor.

Mrs. Smalt stated that there is an application (RP-24) available online, through the State, and in her office.

Dennis Smith questioned why the application was not given to people when they came to the office.

Mrs. Smalt commented that if they ask for the packet then she gives it to them.

Mr. Smith then asked "what if they don't know about it, how they are supposed to know to ask?"

Mrs. Smalt stated that every form that was sent out had the information about the form and the process on it.

Hakes C&D Comments

Wayne Cosier stated that there are still issues with trucks for the dump coming after 6 pm.

Supervisor Horton asked if he had seen any State Police or Sheriff's Office cars near the stop sign.

Mr. Cosier stated that he had not seen them in a week, and that he never saw them at the stop sign, only at the old Value Home Center parking lot at the bottom of the hill. There are still issues with the truck with a yellow cab, and now there is one with a red cab coming at about 8 p.m. There was discussion at a prior meeting about Casella's putting up a sign about times for truck traffic, has anything been done with that?

Supervisor Horton responded that he had not been up there to look. Thomas Austin stated that there is not one in place. Supervisor Horton stated that he had asked about the sign once, and that he would call Larry Shilling the following day to ask again. However, it is not something that the Town can make them do, but they are generally good about honoring requests from the Town.

Campbell Town Board Minutes for Meeting of August 09, 2021

Sandy Nevius asked if trucks were able to dump at any time or if there were time restrictions?

Supervisor Horton explained that the Landfill was open like any other business and that trucks could only dump during business hours. He clarified that the problem was with the drivers going to the dump and waiting overnight. Truck traffic that is headed to the landfill is supposed to be restricted to between 6 am and 6 pm per the agreement with the Town.

Clawson Drive Petition for Speed Reduction

Mrs. Thompson asked about the status of the petition for a speed reduction on Clawson Drive.

Supervisor Horton stated that it was in to the state, and that it is out of the town’s hands. There has been no information received as to the status of the request. He has checked on the status through the county, and there is no information available.

Voucher Audit – 8:15 p.m.

Vouchers were submitted and approved as follows:

General Fund Vouchers #222-247	\$ 53,634.53
And Highway Vouchers #107-121	\$ 11,151.97
Water District 1 SW- Vouchers #38-42	\$ 1,299.35
Water District 2 SW2-Vouchers # 17-18	\$ 70.00
Water District 3 SW3-Vouchers #16-17	\$ 185.00
Trust & Agency TA Voucher # 8	\$ 193.00
Street Lighting SL Voucher #	\$
For a grand total of	\$ \$ 66,533.85

Adjournment.

There being no further business before the Board, the meeting was, upon motion by Jeffrey Horton and seconded by James Drumm, adjourned at 8:30 p.m.

Respectfully submitted,

Michelle Seeley

MICHELLE L. SEELEY
Campbell Town Clerk

DATED: August 24, 2021

Adjustments to July Minutes

*Amended July 12, minutes to correct Motions