

Town of Olive
County of Ulster
State of New York
April 19, 2005

Minutes of a special meeting of the Town Board of Town of Olive held Tuesday, April 19, 2005, 7:00 pm at the Town Meeting Hall in Shokan, NY. The purpose of the meeting as noted in the legal notice is to present information to residents regarding the upcoming town wide evaluation of properties in the Town of Olive.

Members Present: Berndt Leifeld, Supervisor
 Henry Rank, Council Member
 Helen Chase, Council Member
 Linda Burkhardt, Council Member
 Bruce La Monda, Council Member (attending
 Onteora School Board meeting, arrived 7:35 pm)

Recording Secretary: Sylvia Rozzelle, Town Clerk

Others Present: Steven Beccio, CLT Project Supervisor; Everett Cook,
 ZBA Member; Mike Sommer, Sole Assessor

Supervisor Leifeld stated Bruce La Monda is making a public presentation on behalf of the town at the Onteora School Board meeting and will be joining this meeting as soon as possible. Supervisor Leifeld stated that the town is doing a revaluation of properties for several reasons. He noted that year's ago in one of New York City's litigations the judge stated if we come back in court without a reval the Town of Olive won't get too far. He stated that another reason is there is inequity in assessments among property owners. He noted this is not a meeting regarding large parcel issues. Supervisor Leifeld introduced Steve Beccio of Cole Layer Trumble Company.

Mr. Beccio stated, in outlining the project, that the first phase is data collection. He noted that data collectors will have copies of the town's property record cards and they will be going to each individual home to verify or update information on that card. He stated the data collector would ask to do an interior inspection of one's house; however, owners do not have to let the data collectors inside their homes. Data collectors will be asking questions regarding the content of one's house for such things as number of bedrooms and baths, type of heating system, and whether or not there is a basement or crawl space. CLT Company will be sending out a prelist letter to each property owner stating they will make two attempts to visit and if contact is not made then a second letter will be sent. If access is denied to all of one's property then CLT will make an estimate based on the information they already have. He noted that in February 2006 when valuations are assigned to properties based on market analysis, then property owners will receive an impact notice outlining what school, town, and county taxes were in 2005 plus what one would have paid if the new values were in place. This impact notice would be based on 2005 budgets. He noted their company has a section of the Assessor's office in West Shokan and will meet with each property owner to tell how they arrived at the value.

Jack Molloy asked how many variables are in their computer programs. Mr. Beccio stated they have a statistical technique called regression in which they do multiple sales prepared analysis. He stated they would be looking for differences such as location, age

and size of house, basement type, as well as other physical characteristics. He noted that a cost analysis model could be used. Sales comparisons will be used for the past three years and CLT will employ four or five data collectors.

Mr. Beccio stated that once values are established then notices to property owners will typically go out in February and hearings will be conducted with their company. He stated if the property owner is not satisfied then they have recourse on grievance day in May.

Mr. Beccio stated that property description reports will go out probably sometime in August of 2005. He noted that the first tax bill reflecting the new values will be September 2006 for school taxes and January 2007 for town and county taxes. CLT will be inspecting all houses within the Town of Olive.

Assessor Mike Sommer stated a revaluation of properties makes sure that everybody within the town boundaries pays their fair share. Right now the town is assessing properties at 1/2%--if you look at sales of residential properties compared to the assessed value. He stated all that CLT is going to do is to look at all those properties on a full value standard, whether you're assessing at 1/2% or 50%, it will guarantee that the properties within the municipality will not be paying more or less than their neighbors.

In response to questions, Mr. Beccio stated that NY State does not allow replacement costs to be used; values must be at market value.

Jack Molloy stated that he is with the understanding that the assessor has the final say on assessments. Mr. Beccio stated that if the assessor does not agree with their values then they will revisit the site.

Bruce La Monda asked when the town can expect data collectors in the field since we were told that it would be in April. Mr. Beccio responded they should be trained and ready to go within three or four weeks.

Concerns were expressed with how closely the data collectors are screened. Mr. Beccio responded the company will conduct a thorough screening effort and during training they take the data collectors out into the field to see that they have a basic aptitude, skills, and background.

Jack Molloy stated that the Town Board has the power not to accept the values. Steve Beccio responded that they have had Town Board's that do not accept these values; but, noted this usually is not because of the values but is usually because of politics.

All business pertinent having been discussed the Town Board adjourned at 8:30 pm on a Leifeld/La Monda motion.

Sylvia Rozzelle, Town Clerk