

## MEETING, TOWN BOARD OF GENOA

October 10, 2018

A Regular meeting of the Town Board of Genoa, Cayuga County, State of New York was held at the Town Hall, 1000 Bartnick Road, Genoa NY on October 10, 2018

Present: Lorie Sellen-Gross, Supervisor  
Cheryl Shields, Board Member  
Don Slocum, Board Member  
Chris Stout, Board Member  
Brandon White, Board Member  
Sue Moss, Clerk  
Paul Wheeler, Highway Supt.

The meeting was called to order at 7 p.m. by Supervisor Lorie Sellen-Gross with the Pledge of Allegiance to the Flag.

### RESOLUTION 95-2018 APPROVAL OF September 12, 2018 TOWN BOARD MINUTES

On a motion of Board member Slocum, seconded by Board member Shields, the following resolution was

ADOPTED Ayes 5 Sellen-Gross, Slocum, Shields, Stout, White  
Nays 0

Resolved that the September 12, 2018 minutes be approved.

### RESOLUTION 96-2018 TRANSFER of FUNDS

On a motion of Board member Shields, seconded by Board member White, the following resolution was

ADOPTED Ayes 5 Sellen-Gross, Slocum, Shields, Stout, White  
Nays 0

Resolved to transfer \$300.00 from Highway Supt Equipment-A5010.2 to Highway Supt Contractual-A5010.4 to cover \$8.24 overage and further needs through 12/31/2018

### SUPERVISOR'S REPORT

Lorie Sellen-Gross

### RESOLUTION 97-2018 SUPERVISOR'S REPORT

On a motion of Board member Slocum, seconded by Board member Shields, the following resolution was

ADOPTED Ayes 5 Sellen-Gross, Shields, Stout, Slocum, White  
Nays 0

Resolved that the October 10, 2018 Supervisor's Report be approved

### RESOLUTION 98-2018 APPROVAL OF BILLS

On a motion of Board member Shields, seconded by Board member Slocum, the following resolution was

ADOPTED Ayes 5 Sellen-Gross, Slocum, Shields, Stout, White  
Nays 0

Resolved to approve the bills as presented

**CLERK'S REPORT**

**Report on Revenues from Clerk's Office for September 2018**

Certified Copies	\$ 10.00
Dog Licenses	134.00 (\$153 total - \$19 Ag & Markets population control fund)
Building Permits	402.00

**Disbursements for September 2018**

Paid to Supervisor	\$ 546.00
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RESOLUTION 99-2018 **CLERK'S REPORT**

On a motion of Board member Shields, seconded by Board member Slocum, the following resolution was

ADOPTED Ayes 5 Sellen-Gross, Shields, Stout, Slocum, White  
Nays 0

Resolved that the October 10, 2018 Clerk's Report be approved

**HIGHWAY REPORT**

Brandon White

The men have completed ditching on Powers Road and the cross culvert work by the marina is finished. We have installed two new driveway culverts on Center Road for Willet Dairy. We have replaced a plugged cross culvert on Creek Road (by Reeves Brothers scale house).

We have finished hauling sand for this winter. We are waiting for our salt to be delivered so they can be mixed together and stacked in the salt shed.

Service and repair work has begun on plow and sanding equipment.

The Town mower is at Ragusa's for repair. A Town truck was sold at auction for \$2700.

**ASSESSOR**

Lorie Sellen-Gross

School tax bills were mailed to property owners in September. Most calls were from folks with questions about the difference between the STAR Rebate and the STAR exemption. Half are people upset they didn't get a check in the mail and half are upset they didn't get the exemption. Property owners will get EITHER the rebate check OR the exemption. No one will receive BOTH.

October 2<sup>nd</sup> I attended the New York State Assessors' Association's Annual meeting and Seminar on Assessment Administration.

This year, I attended training on appropriate income calculation for the low income Sr. Citizens Exemption. This exemption is available to those over 65 living in an owner occupied dwelling with an income AS PER NYS REAL PROPERTY TAX LAW, not IRS or NYS income tax law. This exemption can push up to 50% of the recipient's tax burden over to every other property owner to pay, so it is very important that ONLY those absolutely entitled receive it. I did learn that one source income tax exempt form of income I have previously completely excluded from income calculation may actually be used as per NY Real Property Tax Law. So there may be a few exemption recipients who will no longer qualify. I will do my best to educate and prepare them for the change next year.

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The other continuing education classes were on Market Value vs. Market Price, Arm's Length transactions and a case study on Condominium valuation and Condominium law. Knowing the difference between Market Value and Market Price is a VERY important piece of good assessment valuation. Many people can easily be swayed to believe these two related are the same. Very often this is NOT the case.

The exemption renewal applications are in the printing process at Cayuga County Real Property. When they are complete I will begin the process of reviewing each recipient and mailing.

This year there are several changes for Enhanced STAR and Low income Senior Citizen. I will be explaining the changes as I understand them in the cover letter with each renewal. I will also explain the changes the best I can as we meet during office hours.

Respectfully Submitted,  
Heather Garner

### **CODE ENFORCEMENT REPORT**

Lorie Sellen-Gross

Patrick has been in class and, therefore, no report this month. He will attend November's meeting.

### **WATER REPORT**

Sue Moss

Total - 3,152,000 gallons

Average - 105,067 gallons

### **OLD BUSINESS**

Lorie talked with Victoria Childs about mowing the lawn at the Genoa school building. It will be done by the 19th of October at 3:30 pm.

She talked with the owner about the appearance of her home in Genoa. She is unable to clean it up and has agreed that the Town will have it cleaned up and the lawn mowed. The cost will be passed on to the homeowner.

There are two more properties in the Town that need attention.

### **RESOLUTION 100-2018 REQUEST of the CODE ENFORCEMENT OFFICER TO ENFORCE LOCAL LAW NUMBER 1 OF 2011 - UNSAFE BUILDINGS**

On a motion of Supervisor Sellen-Gross, seconded by Board member Shields, the following resolution was

ADOPTED	by ROLL CALL VOTE	
	Supervisor Sellen-Gross	Aye
	Board member Shields	Aye
	Board member Slocum	Aye
	Board member Stout	Aye
	Board member White	Aye

Resolved that the Code Enforcement Officer enforce LOCAL LAW NUMBER 1 OF 2011- UNSAFE BUILDINGS with regard to the aforementioned property. Garbage will be cleaned up around the home and the lawn will be mowed with the exception of the property at the far south end of the property. There is imminent danger to the homeowners bordering this property. This resolution was approved with roll call.

Section 11. Imminent or Immediate Dangers If the Enforcement Officer finds that an Unsafe Building is a Hazardous Building, the Enforcement Officer shall post a copy of the DCN upon such Hazardous Building. No Hazardous Building may be occupied, nor may a Hazardous Building be re-occupied, until each and all unsafe and hazardous conditions are remediated. In addition to posting the DCN, the Enforcement Officer shall cause the following to be posted at each entrance to a Hazardous Building that is found to pose an imminent or immediate danger: CONDEMNED: THIS BUILDING IS HAZARDOUS AND UNSAFE. 4 ENTRY, USE, AND OCCUPANCY OF THIS BUILDING HAVE BEEN PROHIBITED BY THE TOWN OF GENOA. Such notice shall remain posted until all required repairs are made or demolition of the Hazardous Building is completed. It shall be unlawful for any Person to remove such notice without written permission of the Enforcement Officer, or for any Person to enter a Hazardous Building except for the purpose of evaluating the building condition, making the required repairs, or to demolish such Hazardous Building. Further, if the Enforcement Officer determines that an Emergency exists in relation to such Hazardous Building, the Enforcement Officer is also hereby empowered, but not required, to (a) enter any such premises for the purposes of inspection and investigation, (b) promptly cause any Hazardous Building or portion thereof to be made safe or removed, (c) order the vacation of adjacent structures, and (d) protect the public by appropriate barricades or such other means as may be necessary, including the closure of public or private ways.

The board received 3 estimates by word of mouth (no bidding process requested) for replacing the roof on the Town barn and the Town Hall. The Board accepted the estimate from Ward Roofing. The Town barn has been patched. The Board approved a Town barn roof recoating. The Town Hall roof will be replaced in the spring.

#### **NEW BUSINESS**

The new County website will go live on October 26. The Town will continue to use the County's server for its website.

Lorie received a letter from the State regarding our fiscal stress report. For 2017 it is 0.0%, for 2016 and 2015 it was 3.3%

A letter was received from Verizon saying that they have partnered with the NYS broadband grant program to deploy high speed broadband service to more than 15,000 rural addresses in upstate New York.

The Board reviewed the 2019 Preliminary Budget.

With no further business, on a motion of Board Member Shields, seconded by Board Member Stout, the meeting was adjourned at 7:50 p.m. Carried unanimously.

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Susan B. Moss, Town Clerk