

A Regular Town Board meeting was held on April 7, 2022, at Lysander Town Hall, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT:

Robert Geraci, Acting as Deputy Supervisor
Peter Moore, Councilor
Jeffrey Kudarauskas, Councilor
Kevin Rode, Councilor

MEMBERS ABSENT: Robert A. Wicks, Supervisor

OTHERS PRESENT: Dina Falcone, Town Clerk; Anthony Rivizzigno, Town Attorney; Kevin Merrill, Parks and Recreation Director, Ken Svitak, Highway Superintendent, Al Yager, Engineer, Theresa Golden, Assessor, and several guests and residents.

Deputy Supervisor Geraci called the meeting to order at 7:00 PM with the Pledge to the Flag.

Adoption of Minutes

RES#37/2022

Motion by Councilor Moore seconded by Councilor Rode to adopt the March 17, 2022 Town Board Meeting minutes.

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

Citizens Comments

Robert Helfrich spoke about the Life Worth Living 5K event:

Tonight, I thought it might be a good opportunity to kind of explain what we've been doing in the community and what the need actually is. So I'm just going to take a couple of minutes to write and talk about that. Alright, so we started the Zach Helfrich Memorial Fund about three years ago. And his mission is really to raise awareness of suicide, suicide prevention, especially among young people, and also fund effective treatment programs. Right now we've we started an endowment last year, we raised enough money to start the endowment and to support and understates psychiatry high risk program. That program is incredibly effective and it treats youth between the ages of 14 all the way up to young people to 40 years old. It's getting some national recognition. They treated over 4400 patients, high risk patients, these patients are multiple tam patients. They have not lost one patient to suicide, but extremely effective. So that's where we're putting a lot of the money that we're raising for these events, and the need is astronomical. The CDC just came out with a study about a month ago and one specific statistic really kind of caught my eye. This study was studying children, high schoolers, and teenagers. They determined and this is pre pandemic that in 2019 9% of high school students attempted suicide. This is pre pandemic. Now, pandemic, things have been really bad. Kids been isolated. They're getting depressed. It's a real issue is probably greater than 10%. That means that a classroom of 20 kids in a year, two of those kids more than likely attempted. There have been some several recent teen suicides and seeing why. Recently you might have noticed on the news two weeks ago, a 15 year old in Fayetteville who had a taken his life and there have been at least three at CNS to recently in the morning. There was a suicide here in all those. There was a high school kid that took his life and life back in October. So what we've been doing we do a lot more than just the 5k. We actually have three large events involved as well. We have the 5k that we're going to talk about tonight. We also do a Golf Center for a golf tournament over in Foxfire. And then we also have we do a birthday party for Zach over WT groups. As that actually has done very, very well. Today we've raised approximately \$45,000 and just kind of put that in comparison with some other charities here in Lysander.

Mr. Helfrich passed out information on the Upstate program. He left cards for the golf tournament as well. These flyers are available in Town Hall. Mr. Helfrich said: *...It's an incredibly important cause because we have been losing kids, and he thinks I really think we are going to lose more. He said the bottom line is awareness. Parents need to know that this is a reality that this can happen. It's hard to actually conceptualize that your child may commit suicide, but it's a reality and it could happen. Kids need to understand the need to reach out. They need to talk to somebody. If they're feeling sad or depressed they need to talk to their parents or friends. They need to talk to someone.*

And that's the most important thing that we're doing as far as raising awareness and the other half of that is raising money for this program and Upstate.

Fred Burtch of Plainville Road stated the following: *...My thought process has always been is you're growing a town you know, what you hope to assume with that is one - you can bring in more monies to do other things, but also you can have more people to share amongst the cost that the town has. And you know, obviously our town [has] grown and grown and grown throughout my lifetime and a lot of people that I know and help out in my community one way or the other, whether it's bringing groceries in or planning a (inaudible) or whatever I've seen in their eyes. Maybe a loss of the quality of life and that may be in that they used to be able to drive in our own Township and go to a grocery store. Or they used to go down into the village and do business without having to wait 15 minutes to pull out of the business rush - to get into traffic and hope they can make it- and so I'll kind of stop it there but the point I'm trying to make is as we've grown our town a lot of things like the school district has grown from that. Cost of living is ruined from that. Not sure that our town is getting the trade off in quality of life - is hard and it's just something I would hope that you guys would think about I like the opportunity to talk with you one on one about some specific things.*

Cindy Clarke of Genesee Street said: *...I've watched the progress the good, the bad, the ugly for many, many years so I want to do I remember and I'm sure you probably remember back in the 70s, late 60s, early 70s there was nothing in this town. Nothing in the village and there were empty storefronts, dusty, nothing to address the board. There wasn't anything here. Really. There was nothing to attract to keep people here. I graduated around that time. It reminded me of movies that you saw of Detroit. So to say that things maybe have not gotten better at all; it's in your perspective, what's better, what you feel is quality of life for you. I love it here. I think we have more to do now than we ever did. As far as a community - there's more to be offered. I've had friends in other areas in Liverpool - say for example they come here and they go "I can't believe what this community has to be offered." You know your Taste of B'Ville and Margarita Fest - you know all of these things. They have nothing like that where they are. Not that this is perfect here. And I liked it when it was small. You know you could grow up and be right in the back of a pickup truck with bales of hay on the back of it. And they had the big drinking fountain in the middle of the village. You know, I remember all of that and I miss all of it, too. But I think as far as a quality of life it's a good good place. To live, talk to people in other areas around here to see what they think. And I think our area is you know, we have to work all sides we have to work with the taxes and services that you could provide. And you know, your law enforcement - it's a balancing act all over but I do feel that overall, this community continues to improve quality of life for all of us. And like I say, it all it all depends on what you want. As far as for what myself and my family, and a lot of my friends, we love this community. We love what it has to offer. It's not the cheapest place to live. It's not the best place to live as far as maybe, I don't know, skiing or something like that. But for me, and for a lot of us that have lived here and made this our home, it is absolutely the best place to live.*

Town Board Comments

The Councilors thanked everyone for attending and chose to move on to the agenda. Councilor Geraci mentioned a job fair that is being held by Onondaga County. It is to be held on April 18, 2021 from 1:00 PM to 6:00 PM at the OnCenter.

Department Head Reports

Ken Svitak, HW Superintendent said he will put people on the lawn fix list.

Councilor Geraci: *I think what I'll do now is I will introduce Mrs. Theresa Golden who is our shared Tax Assessor with the town of Van Buren. I will make a very brief opening statement about tax assessments or house assessments that go up when they do go up. I think the biggest reaction or the normal reaction for folks is "Oh my goodness, my taxes are going to go up." That's not exactly true. In fact, it's your tax assessment going up has hardly anything to do with your taxes going up. And why would I say something that sounds so counterintuitive? What you really got to look at in this case is the town budget. And I'm going to just use round numbers but if the town budget in 2022 is \$5 million, and it's a little bit higher than that, we create and we look at the assessed value at all the houses, we apply a tax rate to get to that \$5 million. If next year, our budget is \$5 million, with the exception of maybe some marginal inflationary costs that that have increased no gasoline, things like that. And your assessment goes up, we have to lower your assessment and not your value, your assessed value goes up. We have to lower your assessment because we don't want to bring these rich tax rate tax rate lists. We don't thank you. We don't want to bring in more than \$5 million, because all we need is \$5 million. So that's the kind of the overview and I know Teresa golden has a much better way of saying that than I do. But I'll turn it over to you.*

Theresa Golden: *Okay, well, prior to the meeting, Supervisor Wicks has presented me with three questions that he wanted me to address. So I will start with that and then I'll provide a little more detail as we go along. The three questions that I got, number one, is there a state law that the town assessor has to reassess properties every year? And if so, what is the law in the section in New York State, some states it is the law that everyone has to be assessed at 100% which means you would have to adjust your assessment if market value change in New York state it does not say that what it says is that everyone has to be assessed at the same level or percentage of value. And it is actually from Real Property Tax Law Section 305. And it's basically says that all real property and each assessing unit shall be assessed at a uniform percentage of value, which can be 100% of value like the time of Lysander or it can be a fractional assessment, but they all must be at that same percentage of value. So what that means is the new houses in the town and new houses in the area, if we assess them at 100% - we have to assess every 100%. If we assess if we weren't doing reassessments - and our assessments were at 50% then everyone should be at 50% and that includes commercial properties, vacant land and our utility properties. So question number two, is there a law if there is a law does the same the law include a formula? And if so, what is the formula to decide what your house is assessed at? So we've talked about the same percentage of value and how do you come up with the value sales? Two assessments. That's what we've been doing in the town of Lysander. For approximately 22 years. We compare the sales to the assessments, and if they're within 5%, we look every year nothing happens. If, like this year, market value has gone up and our assessments are not within 5%. Then that triggers a reevaluation for everyone. For residential properties and vacant land. It's simple, its sales to assessments, and for commercial properties, it sales to assessments, but then we also look at their income for commercial properties can bring their income in for us to look at.*

Q: *Why do other towns reassess every year and some towns haven't assessed in several years?*

That is a choice that's made by their governing bodies or county boards. And because of that requirement, not requiring 100%. They assess it a fraction so there is no requirement but they shouldn't be at the same percentage of market value. And because they're not at market value, the state sets equalization rates, and those equalization rates are used to proportion your county or your school taxes across municipalities that are not assessed. At the same level. So reassessments the handouts are in the back of the room. There's extra copies if you want to take them property owners that are here tonight that would like them, they will be available in the assessor's office. I'm not going to read the whole three pages. I'm going to hit the high points. And explain try to explain what the ramifications are when we do reassessments what the ramifications are. If we don't so reassessments municipal wide reassessments are the best way to ensure that assessments are fair and accurate, accurate, they are based on 100% of market value reassessment to ensure you only pay your fair share of taxes and there's an example of how that works. And conducting a reassessment does not mean the assessment of your taxes will automatically increase. Your taxes may increase, decrease or stay the same. And that has to do with who's been reassessed.

Q: *How many people have been reassessed how much value has been added, but also that levy or that budget? What are they spending that has more to do with what you're paying than your assessment?*

Reassessments don't increase the amount of taxes that need to be collected by the local government is that was stated by the Deputy supervisor? What if we have a budget of \$5 million a week it's illegal for us to collect more than that? So if the taxable value goes up and the budget stays the same, the rates go down and nothing changes. In analogy, if the total amount of taxes collected is a pie that's for school district, county or town, the size of the pie is determined by City Council's town board, school boards and the county legislatures. The assessor doesn't impact the size of the pie, he or she just ensures that the pie is caught up fairly, and that taxes are fairly distributed based on the current market values. And the state basically, because of all those reasons encourages municipalities to conduct frequent reassessments which is what the town of Lysander has made the commitment to do for the past 22 years. In addition to that, because we are maintaining our assessment role. The town does not have to hire an outside contractor 15 or 20 years down the road to bring an assessment, a fractional assessment town up to full value which costs a lot of money in that's actually taxpayer money. So equalization rates, so if we don't reassess and we don't keep our level of assessment on 100% then the state steps in and they do equalization rates because everyone has to be on the same level. Even though their level this is levels of assessments may not be equal. So total assessed value of a municipality that is based on the assessments of everyone divided by the total market value of the same municipality equals your equalization rate. So basically what the state does is they calculate what the full value of a town that's not assessing it full value is and that's divided into their assessment to get the equalization rate equals rate equalization rates of 100% most likely a reassessment was conducted in recent years. Equalization rates less than 100%. The lower the equalization rate, the longer it has probably been since the last reassessment and we talked about this last summer when we were I was going through this with the Board of Equalization rates greater than 100%. Property values may have decreased since the last reassessment, but assessments weren't out adjusted downward. They just stayed the same. Each municipality determines its own level of assessment. And this is an interest in most states that require one level of assessment statewide. That's why we need the equalization rates so that everyone is on the same playing field in order to distribute

school taxes or county taxes among municipalities. The level of assessment in each municipality must be equalized to full market value so everyone is on the same foot on the same point. Equalization rates and this is very important. Equalization rates do not correct unfair assessments within a municipality, because we're not looking at an individual assessment. They're looking at the town as a whole... and a couple of the things that happen if you don't, you're not at full value determination. Equalization rates are used in the termination of ceiling railroad agricultural values and exemptions, which also includes our star exemption. So basically that means if you want a full value exemption, you have to be at full value otherwise the state's going to prorate that based on your level of assessment.

So what I have the other those were the two handouts on the back the third hand they share County, there are neighbor and we also share the following school district, which is not every one school district in the town Lysander. But the majority of our properties are involvements with school district. So the town of Clay actually has properties in that school district so that we're talking about the same budget and there's nothing no other moving parts to the equation. So I went back to 2010 to 2011. And the handouts are there the county tax rate and 2011 for the town of clay outside the village and this is not the clay rate. It's the county rate was \$115.26. That's outside the village. Okay. I'm looking at the tax rates this one, okay. So that's the town of playing rate in 2011, which is based on the 2010 assessment roll the county tax rate for 2011 for the town of Lysander. Outside the village, so we're looking at the same equation. It was \$6.13 Lysander. Was it 100% Clay was that whatever the equalization rate was back then. So then we move to the school district rates fall this was School District for 2010 2011. In the town of flag, their tax rate was \$527.51 and these rates are per 1000. Okay. The school district tax rate for 2010 and 11 in the Town of Lysander was in it cut off. Some of the copies show where it's circled up above was \$22.78 and 100%. So then we move to see what has happened over roughly 10 years to those rates as the town of Lysander. The Town of Clay's equalization rate keeps dropping because they're not changing their assessments. So the town of Clay County tax rate for 2022 went up to \$135.26. And that's the same rate outside the village. So their tax rate for the county went up \$20 in roughly a 10 year timeframe. Their assessments didn't change but their tax bills went up because their tax rate went up the town of Lysander. The county tax rate for 2022 actually was \$4.94, which is actually \$1.19 less than it was when we started and it's the same rate outside the village, the Baldwinsville School District for 2021 and 2022. The Town of Clay tax rate went up to \$605.07 which is an increase of \$77.56 per 1000. In the same timeframe, the Town of Lysander rate went down by 58 cents, so what that tells you on what I'm trying to illustrate and the last page actually shows you what the torrent from the county website what the equalization rates were for 2022. The Town of Lysander being at 100% and the town being at 3.67%. And what I'm trying to illustrate to you is if we do not do reassessments in the town of Lysander if we decide that we do not want to maintain those assessments at fair value or 100% of value then the state will step in and calculate our market value. And they will divide that market value into our current assessments and we will get an equalization rate that we have very little control over this is all done by the state. And then instead of having tax rates that remain stable, or in some cases go down, we're going to have tax rates that change and go off which results in a higher tax bill, even though assessments haven't changed. The other negative for not maintaining assessments at full value.

Q: Is it fair for that every year that you do a reassessment?

I have to notify New York State of the town's intentions in the fall of the year before the assessment roll is filed. And they do our new utility values. So you know, National Grid, all of our utilities that have expanded, we get new brand new full market value utility values every single year because we are updating the assessments. If we don't update our assessments, so we decided to you know, let them you know, let them stay the same. We don't get those utility values every year. They do them on and off periodic schedule and I believe it's every six years. So if National Grid actually adds things we don't catch up for it. Until the next time they do that re-evaluation. Also because the special franchises are utilities and our railroad values are all distributed and calculated by the state. They are produced at full value. If the town lysing it or is not in full value, then by law, I have to use the equalization rate to reduce all of those assessments. Because if the residential properties in the town are not at full value utility properties in the town have to be at that same level of assessment, that same percentage of value.

Councilor Geraci: *And the only editorial comment that I would make is just as a homeowner. You have to have a criterion for how to put everybody on the same point on the on the playing field equally and that's what full value does that there's no arbitrariness to it. Basically, we're all treated the same. This is what your house is worth. The only thing I would add to and I want to restate is the old adage you can't judge a book by a cut by its cover. Well what would I mean by saying that? Theresa's team - they're looking at houses. They're looking at the outside of the house with the yard looks like what the neighborhood looks like. If you've got something inside that house that is not right - your cellar floods, you haven't improved [it]. You haven't renovated the house for 50 years. There's something wrong with the house. That's what the grievance process is all about to say that my house may look from the outside this but let me tell you what's going on. On the inside are some other mitigating factors that might change the assessment and I believe in that in that sense, your office is very fair and what actually most people do not realize the preliminary change of assessment notices that were sent out for the town of Van Buren and the Town of Lysander are the only preliminary assessment notices that are sent out in the entire county.*

Ms. Golden: *All of the other assessors in Onondaga County send out tentative notices when their assessments are already on the roll. So a preliminary notice is an option. By law we have to notify us so we have two different options. Lysander and Van Buren are the only towns that send out preliminary notices, which allow property owners time to come in and talk to the assessor and share information prior to that tentative role in that tentative assessment and then if you're not happy, you still have the option to go to the Board of Assessment Review, and regarding other towns you would be asked to sign a stipulation because your assessment is already on the tentative roll and you will present your information to the assessor. And what they do is a very limited number; typically - and you present your information to the assessor. This is what I can lower your assessment to. And at that point, you either sign the stipulation or accept that value. Or you take the full value in the unchanged value and you go to the Board of Assessment Review. There isn't an additional option in Lysander and Van Buren there is an additional option and I would point out there because of the volume of the notices that we sent out. They are actually right now booking the last of my appointments for the last week in April. And we can't go beyond that because of the tentative assessment roll that will be filed at that time. So I would suggest that if property owners have not made an appointment, and they have a legitimate concern about their assessment and would like to send me information, they can drop it off and I will do my best to look at it without an appointment because we are actually going to be turning people away because we're going to be running out of appointments.*

Councilor Rode: *The equalization rate that the state comes up with for other towns. How confident are you that that makes Lysander not pay more to the county or other services that all the towns use? I mean, do you think that's a pretty accurate guess?*

Ms. Golden: *Yes. Yes. The equalization rate is adequate for that. I don't know what Hey, I have a question for the state. I don't know what happens if they gets to a negative number. I don't know. They're not far off that right now. So the equalization rate does, does an adequate job of because they're looking at market value and then dividing that market value into the you know, into the assessments to come up with equalization rate, what the equalization rate cannot do. If for whatever reason there are there are properties that are either overvalued because values have come down where they're undervalued because values have gone off. They are not addressed with an equalization rate because we're looking at the town as a whole. And typically if you have a really low equalization rate and you haven't done anything in a long time it's they're not really analyzing the role in determining which assessment should change and which assessments are. So the there's two things. Equalization rate is great for equalizing bills and such for county for school, and then those tax rates are impacted because of those equalization. Rates as in the example. Full market value is the easiest. This is crazy complicated. I didn't come up with a system. It's the state system. I just live with it and try to explain it. But the 100% market value is the easiest thing for property owners to understand. You can hide a lot of inequity on an assessment roll if you're a fractional assessments.*

Councilor Kudarauskas: *So I have a question. So when this bubble bursts, right, will the values go down, will the assessments go down as well.*

Ms. Golden: *Yes, and the reason for that is - and we're not talking about one way or we're not talking about being able to measure the level of assessment, compared to the sale price. That is all we do every year. It's not out to make more money. It's not out to raise taxes. It's not out about anything. It's comparing those assessments to those sale prices, market value, where are we where are the assessments, so if we can measure that values have come down, and assessments are higher than the market value or the sale prices, you know, routinely then that triggers a reevaluation backwards. It actually happened in the Town of Lysander back in 2010. The newest houses in Radisson at that point in 2010 were in the 400,000 \$500,000 price range at the time. And when we're coming out of the recession in 2010 those houses were not selling. You couldn't give them away. They were on the market forever. Their listing prices tend to tick down before they sold. And no matter how I looked at the numbers, no matter how I turned them and twisted them and looked at those numbers indicated to me that those values were 10% too high. Everybody in that entire neighborhood was trended down 10%. They're back up again and then some because the market has changed, but that gives you an idea of what we actually do every year. So I encourage the public to try to understand this, this whole thing, because my fear is that if the town decides because of you know, because of the negatives and all of that, not to continue with market value assessments, if we see market value assessments, you know, market values go down. We're stuck up here. If we're not looking at that, then you're stuck up here and they're not changed. So that that's my fear as markets change. You know you gotta ride the wave, otherwise, you know, you may not benefit from the fact that you know, if and when those values come down, your assessments will do the same thing. Now, will your tax bill come from your tax bill? I don't know because it depends on what they're spending. We're back to their budget in that level.*

Councilor Rode: *I heard you mentioned residential and commercial. I didn't hear anything about agricultural vacant land.*

To give you an idea of our agricultural - we have we have probably the most agricultural property in any town in Onondaga County between Lysander and Van Buren. They are both in what we call property Class C. And they are vague that's basically vacant land and farmland, field crops, horse farms. You know, all of those, all of their land values this year, trended up 10% because their values have gone up, as well as residential values have gone up.

Councilor Rode: Now does that have any effect if water runs by real property, whether it's developed or not?

Because we're we are assessing vacant land is a little different houses a house. A restaurant is a restaurant but vacant land has potential there's nothing but I can't assess. So say a farmer has 50 acres and zoning requires two acres to build. I can't assess that farmer for 25 building lots, because he's using that vacant land as a farm. So I have to assess that farmland attitudes, not at its highest industries. That's what appraisers do. But assessors with vacant land versus get its current use. So it's typically farmers if they're in the agricultural district. If a water district goes through, they have the option to be excluded from the district. Okay, so they're not now negatively impacted by find out right in the creation of the district.

Councilor Rode: Now back in February you did give the community pretty much a synopsis of what you're giving again, you're all the pieces pretty thought you had said it was an across the board increase roughly for residential...

Ms. Golden: I believe, yes, based on market, what is market value? Where are the assessments in each neighborhood each you know, the rural areas of town, just so you know, the rural areas of town and some of the waterfront that because they're not I had a lady yesterday say cookie cutter neighborhood, the rural area of town Plainville road catters Road, those areas are not what we call cookie cutter neighborhoods, that the houses are very dissimilar. Those were the areas that were reappraised this year. And by reappraised I mean, we looked at sales of similar properties for each one of those neighborhoods because they're more typical the houses are more similar. They were trended based on a review of the entire neighborhood as a whole not an individual value. So we measured the town and the name of each neighborhood as a whole and every property in that neighborhood was adjusted for the difference between market value sale prices and assessments. And the average for those neighborhoods is 12 to 14%. Well, most of them closer to 14.

Q: Assessor's access to the house?

Ms. Golden: No, the law does not allow me [access to the house such as Codes Enforcement officers]. They have more legal rights. The assessor doesn't have a right to unless they are invited in. They don't have the legal right to expect entry into a house. I've had data collectors in the past that walked around properties and peeked in windows. I discourage that. Because I don't think it's fair. We don't do that for everyone. So basically, what we do is done from the from the street, which is to the Supervisor's point, if you have things that we can't see, or things that we may not know about then you need to share those things. But grievance day and formals with me aren't a formal discussion about your assessment and information sharing of information. And not just assessments. We talked about exemptions in some cases too. So people are learning but grievance is: you fill out the form, you tell them what your assessment is, what you think it should be and why and it can be you know, however you want to take it but know by coming to grievance doesn't mean that the grievance board is going to try and find out and expect to go in the house. They don't have the time [nor do they want to].

Councilor Geraci: There's one other point to make read the grievance board cannot raise anyone's assessment that specified in law because they didn't want the general public to fear coming into the board and having that grievance board turn around and say well gee, so I think his assessments way too. Well. Let's raise it some more. They can't do that, even if they think they should. I don't think people understand the amount of work that goes into this. And it's not something that's taken lightly.

Ms. Golden: Yes, I have a very good team.

Kathy Rode of Sterling: I own property in the town of Lysander. However, yes, I'm Kevin's mother. I've resided in in sterling now for almost 18 years. I've been on the Board of Assessment Review for the town of sterling for 12 years. I've sailed through many grievances. And this is more to lay or this is something for the taxpayer to think about not your assessor so much. First of all, when you get that assessment, asked yourself, would you sell your house for that amount of money? 90% of the people are going to tell you no. They would always want more money than it is assessed for. So you know, you have to take that you have to think as a taxpayer your responsibility to this assessment process. So not just your assessors, you as a taxpayer also have to think about what you want. Also, you the lower you make your assessment when you go to sell that house, that person is going to say oh you want \$400,000 early assessed for 200,000 Why would I pay you for under it? So it does affect sales if you ever go to sell your house if you have too low and assessment. And also like she stated earlier I wanted to just confirm with

her is I consider it a scam because your school board's already passed their budget before her final assessment roll goals and her final roll isn't doing till July 1. So the lower her total assessment roll, the higher your rate per 1000 the higher her total is. They're going to get their money no matter what she does as what I'm telling you. Those budgets are passed and they're going to come out to your price per 1000 to get their money regardless of whether her role is high or low. It's that simple. And you know, I agree and this is something the taxpayer has stopped you know, I don't think a lot of the taxpayers understand I see them come to grievance all the time with them. And it just wanted to let you know, the taxpayer should realize they have a responsibility and this it's not just the assessor's office and she can't she can't mind read you want to bring her pictures you want to show her allow her in your house you if you really feel you're over assessed then you should be able to go the extra mile and prove that.

Councilor Geraci: *Sorry I keep interrupting but keep your eye on the town budget, make sure that what we do every year is not crazy from one year to the next and I can say I've been sitting on this board since 2014. Several administrations. Some of them might disagree on some other things but biome if you look at our budget, it really hasn't changed significantly except for you know, inflationary effects.*

Tony Van Slyke of Scotch Broom Circle: *... You talked about the equalization rate and in generalities you spoke about the one way or another the state's going to get you right through the equalization. Right. So, have you done an analysis to show I mean, like on the sheet you just gave with all these tax rates that shows the tax rate went up by in play by 10 or 12%. Over 10 or 12 years? Their assessments didn't go up at all. In the town of Lysander our assessments have gone up. I mean, just in the last two years 24 26% residential, and our tax rates come down. So worse. I don't know which is a better deal... Let's study where assessments are today. What will that do to our equalization rate, what will that do to our tax rate and to the taxpayers when if we do that or do they lose if we do?*

Ms. Golden: *One point I would like to make [is] that 2010 timeframe from when the rates that I was looking at from 2010 through 2020 to 2021. There were increases over those years, but not as dramatic of an increase that we've seen this year. So yeah, and while you're in Radisson you hadn't been done since 2018. So, but that was over. That was over. Yeah, you were - that was over a course of three years. You know, sales because you hadn't been Radisson as a group. Those neighborhoods hadn't been done since 2018. So, you're looking at three years. worth of increase last year. This year, you're looking at one year's worth of increase. And so, what are the point I'm trying to make is because the values are off. So extremely, you know, high in one year's time roughly. Equalization rates are going to draw a lot more than they did in that that 2010 to 2021 timeframe, because just because the values have gone up and to give you an idea, we will be looking at 10% would have been a gift. If I believe it based on the numbers it would have been closer to 15. In one year, I've done this formal studying. Everybody has to be treated equally. So, whether we're 60% 70% or 100% the value of your house you have to ask yourself Is that is that my house worth at least this much because then everybody pays their equal share. If the assessor if we do a claim does your assessor keep what I said before keep your eye on the budget of the town. To raise for I know they're not moving parts if you need to raise \$5 million. With 100% assessment or 60% assessment we need to raise \$5 million to run the town. Your taxes are going to go your rate is going to go you're just...*

Mr. Van Slyke: ... *I look at all my taxes. I look at my county taxes. I look at my county and a town the county I can say their assessment is affecting my county tax and it's affecting my school taxes. And I totally understand the top and you're playing in all your letters that say it doesn't mean your taxes are going to go up. Yes, it does. The town and the county taxes will not go down in the county operate the same way. What we're all saying is we have no control over the school taxes. And as taxpayers... my assessment went up to 12% last year and my bottom line taxes as well. So now agriculture went up 10% residents went to 14 and a half percent. What did commercial?*

Ms. Golden: *Commercial actually according to the state because commercial properties their increase was not as significant commercial properties based on the state's analysis, none of them needed to be done. But a certain number of them were done. And we do that based on we don't have enough sales in Lysander. We don't have enough commercial properties. And then we don't have enough commercial sales. They they're done individually and I haven't looked at the total numbers yet because I just finished the {inaudible} to the 10%.*

Mr. Van Slyke: *So, for agriculture went up 10% commercial and {inaudible} percent residence went up 14% aren't the residential people now taking more of a burden of that tax? That \$5 million tax bill that you spoke up because they didn't go up? 14%?*

Ms. Golden: *It's all based on market. Market value for residential properties went up more than they get land went up more than commercial property. It's just a reflection of the market that that we're living with.*

Mr. Van Slyke: *Sorry if I sound combative? Everyone's chasing the consumer's money. Everybody. It's worse than it's ever been. And they used to be fun to spend money and now they're taking money so I do what I can to protect them just so you know. So are people who sell houses. Okay. They're fighting for every dollar they can get. That's why the value of the houses keep going up. People are just competitive bidding on offense. So, the state gives you sent me three pages. What the state center so the state sends you and they say the values in your neighborhood area have gone up 14% Do you prove out their numbers?*

Ms. Golden: *Yes. They look at the town as a whole. They look at each property type as a whole and then I basically have to break that down into what type of property is it? And for residential, it's based on the neighborhood that you're grouped in for location and also the neighborhood groupings typically, except in the rural parts of town are based on the years that the properties were built. So that if you have a new house, I'm looking at new houses. If you if your house is 15 years old, I want to look as much as I can at houses that are 15 years old.*

Mr. Van Slyke: *My next question like new houses Yeah, right there pricings up? Yeah, probably 30% or 40% because of materials. Yeah. Because how did that affect my young 25-year-old? Not enough? And then you talked a little bit about next year, two years, three years, hopefully never market crashes. Values are down 20%. What's your timeframe will occur as quickly as last year were occurring. This year occurred?*

Ms. Golden: *Yeah, bear in mind, two different things that affect that when the market tanks it typically means that there's less sales than when the market is breast. So sometimes it takes me a little longer to get sales. And we are always almost always a year almost a year behind what's happening, whether they're going up or whether they're going down because their valuation date by law is July 1 of the previous year. So, for this assessment roll for 2022 It's based on July one of 2021 July one the previous year, and that will help explain why commercial properties haven't gone up as much. Because a year of you know July one of 2021 We're still dealing with the pandemic, you know, you know, restaurants are struggling to closed and you know, all of that, you know, you know eviction moratoriums on rental properties. So that's why we haven't seen a huge increase in commercial values because of those extenuating circumstances.*

Mr. Helfrich: ...My concern is really more of the timing of the assessment and just what you just spoke about as far as the year as far as being adjustments. And if you kind of take the global take a step back and look at the whole global situation. We are clearly I'm convinced we're at the top of that bubble and that bubble is going to burst. The only reason the economy is doing as well the only positive indicator right now in the economy is the fact that we're not in a recession. Interest rates are going to go up, the Feds going to raise the rates. Six times up to 2% another 2% this year. Inflation is out of control. Inflation is out of control is the all of the money that got thrown into the economy by the federal government during the pandemic. One of the reasons that housing prices are so high is because the border was shut down in Canada and they couldn't get lumber and builders couldn't get any materials. So that increase the price. All these this was a once in a in a millennium. As far as COVID situation. That bubble is going to burst. And I honestly believe I don't want to be pessimistic but there are very few positive financial indicators right there. That would indicate the opposite. So, my only concern there was just the timing and the assessment. Why not wait another year and see what happens because we are in something that that is phenomenally different from anything else that happened in the past because we have the arbitrary Rob we have to we have to follow the law which says full value and you have to assess it and regardless of what's going on in the in the outside world. And again, we can choose not to do an assessment, right?

Ms. Golden: Yes, you can. Then once your assessment [on the roll]- I equate it to maintenance on your car. This assessment role has been maintained for 22 years, which means we're looking at market value. We're adjusting for market value as market value has changed. Its maintenance on an assessment role. So, this town board in 20 years doesn't have to go buy a new one, right? Because it's not equitable. And we're at a fraction of a percent of market value. And it's very expensive to have an outside contractor come in and bring everyone up. The town of Cicero did it a number of years ago, the waterfront was screaming because the waterfront was undervalued and you know, the rest of the town was actually carrying them. And they I believe, have let their assessment roll go in once you lose that, the only way to get it back is to hire an outside contractor and spend that money. So that is why we don't skip one. Oh yeah. We're at the top. I know my timing is awful, you know with everything bought the last in so to give you an idea if we didn't do this, all of those utility values, all those other values that weren't at 85% or roughly where the residential properties were. I would have to be reducing them in order to be equitable and fair on the assessment because you can't have one at 100%.

Mr. Helfrich: Sure, but my only comment there is just, you know, recognize the fact that very well likely will be in recession.

Ms. Golden: Yes. And we can go back if we measure that the assessments have gone you know, the values have come down the assessments are too high. Your assessments will do the same thing for at least a year gap between reality and when that takes into account.

Mr. Burtch: It's around this assessment time of the year tax time of the year, budget time of the year. And it's just like people will come out angry for one meeting and if we get a dodge and deflect and duck and then they'll go home to their comfortable place and then we don't have to deal with it for a while. And I think that some of the people that do that are tone deaf and they're not listening to the people aren't community hack. The greater percentage of our community doesn't even know there's a town board meeting tonight or wouldn't even know where to go to attend. It. When people say just because your assessment goes up there doesn't mean your taxes are going to go up. Every time my assessment is gone up. My tax has gone up. My school tax, my county tax, money, fire tax is all tied to my assessment. So, if my assessment goes up by the town stays within their budget or lowers their budget, might I'm still be paying more taxes. Or even more I'm not paying it at the town level. And like if you were the gentleman who said our dollars are being taken from every direction, well if we knew where we could go and stand in front of the President or in front of our governor, in brief like we are right now we would I would hope that this board would look at the budget the way a business looks at its model or a home looks at its model. I'm going to give you an example of my model. Like I still make the same amount of money I did before even if you're working two jobs, you can't really go out and get a third because your money goes up. So, when you go to the store and stuff costs more, instead of buying that \$6 Mama Stuffed Crust Pizza and all these. I buy the \$3 regular pizza one and that makes up for what the milk went up. The eggs went up the sugar went up the bananas stay within my budget. I don't go out and buy more. So, I'm asking this town who was elected and who appoints an assessor and who appoints pretty much every other position to look at our town the way a homeowner would look at their budget. And sometimes back in the days when my parents had tough times and we couldn't afford hamburger or whatever we bought baloney. And the last thing I want to say is I appreciate what Kevin's mom said but there's people on the other side of the equation that wish they could get further home what their assessment is, and I want to give you a specific example I had to be in a piece of property that bought it up to the house that I live in now. When the previous owner owned that house, it was assessed at \$57,000 he had for sale for \$100,000 for five years. Nobody bought it at the bank took it away from the head an auctioneer one day and 47 people came to bid on that house me being one of them. The highest other homeowner besides me, that it up to 35,000 There was the residential or the real estate guy from Cato I forget his name escapes me right now. ... The comment he made me up to 47,000 so 47 people were there.

The price of the house went up to 47,000 but it had about assessed at 57,000 for the previous he could look at all the people that are trying to buy it and it's still not getting what it was assessed at for so long. And so, there's people on the other side of the equation and I just want this board to stay within its means and sometimes you'd look at other townships and you say, 'I see that they're paying this much for this department or this position.' And I think that's a bad way of looking at things. I think if you want to fill a position you should advertise this as what the town is looking for. have as many advertisers all over see him as many people come in as you can look at their credentials. Decide on which are the two or three top and take a vote on it. And now you're getting more of a talent pool. And you might be able to advertise it within this money frame. And I'll bet you see people that are talented, willing to come and take that amount of money as opposed to let's go through to political organization to pick somebody that we know and put them on they might not have all of the credentials. And they're just going to take what has been handed out before. And that's not how a business or a home operates when they're already working one and a half or two jobs. And thank you for your time.

Councilor Geraci: *Thank you Mr. Burch, and I just want to state you know, the school board, the fire district and the county have public meetings where the public can go and hold them accountable for their tax rates and what their budgets are. So, don't be afraid to take this to the school board to take it to the county lunch or to the County Executive. And you know, the fire district. And those meetings are as poorly attended as most.*

Regular Agenda Items

MOTION TO AUTHORIZE THE TOWN SUPERVISOR TO SIGN THE COVER SHEET AND BSP-5 FORM FOR THE REVISED RIVER GROVE SUBDIVISION PHASE II CONTRACT DRAWINGS

RES#38/2022

Motion made by Councilor Moore seconded by Councilor Kudarauskas to authorize the Town Supervisor to sign the cover sheet and BSP-5 form for the revised River Grove Subdivision Phase II contract drawings as recommended in the Town Engineer's letter dated April 7, 2022.

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

MOTION TO ACCEPT THE 2022 PAVEMENT MANAGEMENT PLAN

RES#39/2022

Motion made by Councilor Rode seconded by Councilor Kudarauskas to accept the 2022 Pavement Management Plan as submitted by the Highway Superintendent.

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

MOTION TO AUTHORIZE THE TOWN SUPERVISOR TO SIGN THE LIFE WORTH LIVING 5K SPECIAL EVENT LICENSE

RES#40/2022

Motion made by Councilor Kudarauskas seconded by Councilor Moore to authorize the Town Supervisor to sign the Life worth Living 5K Special Event License.

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

MOTION TO AUTHORIZE THE TOWN SUPERVISOR TO SIGN THE ONONDAGA COUNTY PLANNING BOARD EXEMPTION AGREEMENT

RES#41/2022

Motion made by Councilor Kudarauskas seconded by Councilor Rode to authorize the Town Supervisor to sign the Onondaga County Planning Board Exemption Agreement exempting certain actions of the Town's planning, zoning, site plan, and subdivisions be exempt from the Onondaga County Planning Board referral requirements.

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

**MOTION TO AUTHORIZE THE TOWN SUPERVISOR TO SIGN THE AGREEMENTS
WITH BONADIO & CO. LLP FOR PROFESSIONAL CONSULTING SERVICES IN
THE AMOUNT OF \$340 PER HOUR**

RES#42/2022

Motion made by Councilor Moore seconded by Councilor Kudarauskas to authorize the Town Supervisor to sign the agreements with Bonadio & Co. LLP for Professional Consulting Services in the amount of \$340 per hour on a monthly basis.

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

**MOTION TO APPOINT WILLIAM BROTHERTON AND WALTER VIRGINIA
EACH AS PARK ATTENDANTS AT \$13.20 PER HOUR**

RES#43/2022

Motion made by Councilor Rode seconded by Councilor Kudarauskas to appoint William Brotherton and Walter Virginia each as Park Attendants with an hourly rate of \$13.20 per hour, effective April 8, 2022 through October 31, 2022.

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

MOTION TO ACCEPT THE RESIGNATION OF DAVID SITAR AS LABORER

RES#44/2022

Motion made by Councilor Moore seconded by Councilor Kudarauskas to accept the resignation of David Sitar as Laborer in the Parks and Recreation Department. (*resignation letter on file*)

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

**MOTION TO APPOINT TODD CRYSLER AS SECURITY FOR COURT DATES AND BOARD
MEETINGS AT AN HOURLY RATE OF \$40 PER HOUR**

RES#45/2022

Motion made by Councilor Rode seconded by Councilor Kudarauskas to appoint Todd Crysler as Security for future Court dates and Board meetings at an hourly rate of \$40 per hour (3-hour minimum).

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

MOTION TO DECLARE ITEMS SURPLUS

RES#46/2022

Motion made by Councilor Moore seconded by Councilor Kudarauskas to declare the following items surplus:

- 2 black office chair on casters (Parks and Rec.)
- 1 gray office chair on casters (Parks and Rec.)
- 1 yellow office chair on casters (Parks and Rec.) Tag #0336

2007 Magnavox Video Cassette and DVD Player
 Model No. DV200MW8
 Serial No. D23704083
 Tag #2000

1999 Sharp Television
 Model No. 27LS100B
 Serial No. 697230

2014 Funai DVD Player
 Model No. DP100FX5
 Serial No. J51450255

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

ADJOURNMENT

A motion was made by Councilor Kudarauskas and seconded by Councilor Rode to adjourn the regular Town Board Meeting at 7:24 PM.

Supervisor Wicks	Absent	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Rode	Aye		

All ayes, motion carried and adopted

This is a true and complete recording
of the action taken at this meeting.

Dina Falcone, Town Clerk