

Town of Rodman  
12509 School Street  
Rodman, NY 13682  
Special Town Board Meeting  
March 26, 2024  
7:00 PM

A special meeting of the Town Board of the Town of Rodman, County Jefferson and the State of New York was at the Community Hall Offices, 12509 School Street, Rodman, NY on the 26<sup>th</sup> day of March, 2024.

<b>PRESENT:</b>	Lisa Worden	-----	Supervisor
	Vance Carpenter	-----	Councilman
	Stuart Tamblin	-----	Councilman
	Michael Gaylord	-----	Councilman
	Daniel Grandjean	-----	Councilman
	Dale Tamblin	-----	Highway Superintendent
	Jamie Ackley	-----	Town Clerk
	John Stinson	-----	Planning Board Chairman
	Candice Randall	-----	Town of Rodman Attorney

Supervisor Lisa Worden called the meeting to order at 5:00 pm, at the Rodman Community Hall.

Supervisor Lisa Worden started the meeting stating the Town of Rodman Attorney Candance Randall will be guiding the Town of Rodman how to legally move forward with the assessment process in New York State. It was stated that Attorney Randell can also let the residence of Rodman know what their process is as a landowner.

The Town of Rodman held an open forum for the residents of Rodman to share their concerns with the Town of Rodman Board members. Rodman residents that were present were:

Levi Worden- Lowe Road  
Pat and Frank Folino- Wyman Road  
Pat Valentine- Brown Road  
John Valentine- Washington Park Road  
Linda Valentine- Brown Road  
James Wheller- Wyman Road  
Alan and Ramona Fields- County Route 155  
Jack Spry Jr- Wyman  
Amos and Melissa Blood- County Route 156  
Steven Russell- Wyman Road  
David Wheller- 23374 Wyman Road  
John Stinson- Main Street  
Jerry Merrill- County Route 69  
Kerrie Hosley- NWS Route 177  
Jed Wall- Williams Road  
Karen Mosely- County Route 69  
Rob Feldman- School Street  
Wanda West- Bibbins Road  
Shawn Reynolds- Lowe Road  
Christian Drennen- Lowe Road  
Don and Alice Curtis- Whitford Road

Some of the comments, questions and concerns that the Town of Rodman residence had are as follows;

- Being told these assessments are on “normal” conditions. What are “normal conditions?” Being next to a landfill is “normal?”
- What good will come of going to the grievance? The assessor put these assessments on our land and stated he has the last word.
- Has the assessor provided any metrics as to why the assessments jumped? What drove these assessments so high? What was the process?

Supervisor Lisa Worden stated from her knowledge the assessments are based on the “big” sales in neighboring townships which are Ellisburg and Rutland. Both properties were bought by maga farms.

- To purchase a home in the area you have to put in a purchase offer of 40 to 50 thousand dollars over asking price. Does that affect the increase?

Supervisor Lisa Worden stated no, they should not affect the cost of tillable land because buying a house that high above price is not a normal sale.

- Why are assessments rising when the town has smells and trash that is accumulating from the landfill on your property?
- I have invited the assessor to my house and into my house he never came. Where is he? He doesn't return calls? He is not reachable.

Supervisor Lisa Worden stated she reached out to Tug Hill Circuit Rider Angie Kimball for guidance with what an assessor does? What are his rolls? Ms. Kimball stated the assessor should have the community and or township he is working with best interest.

Supervisor Lisa Worden stated she has been in contact with Town of Rodman Attorney Candice Randall to discuss different solutions. Attorney Candice Randall stated the Town of Rodman Board can not change everyone's assessments. You have to go through the grievance process and fill out an application for the Board of Assessment Review (BAR) members. The landowner has to bring surrounding comparables, appraisal or any documents that will help their case. The BAR members review the application on grievance day and make the decision whether or not to change your assessment. If they do not change your assessment back then you can file a scarf petition which costs \$20. Then you take your case in front of the Administrative Judge which will issue an order. Attorney Randall stated she has the applications if anyone is interested.

- I was told the Assessor is always right. It is the land owner that has to prove that the Assessor is wrong, is that correct? Can't the Town Board step in and set the percentages? Attorney Randall stated this is where the BAR members come in. The Town Board can not make that decision by law.
- I found three other parcels that were like mine. How are you going to find comparables when all the assessments are out of whack? Attorney Randall stated you may have to work in neighboring towns. Supervisor Lisa Worden stated here in Rodman there are sales but not at \$2800 an acre. Attorney Randall stated when going to the BAR meeting tell them there has been no improvements or sales. How can my assessment be raised? Ask the BAR members where the assessors are comparable?

•Is the assessor audited? Who is the assessor accountable to? Attorney Randall stated the assessor is appointed by the Town Board and they have the authority to remove him as well. Councilman Vance Carpenter stated there are state and regional assessors that are always trying to get the smaller town assessments up based on Albany's sales.

•Does it hurt the Town of Rodman when other towns hire bigger companies to assess their property? Supervisor Lisa Worden stated yes, it does.

•Supervisor Lisa Worden stated every property should have a sales analysis worksheet. Every property should have had the assessor's eye on it. We are aware that the assessor did not have eyes on every property and their assessment has gone up. The landowner has the right to ask to see the sales analysis worksheet that the assessor holds.

•The assessor has not made himself accessible for us landowners to ask questions.

•Can the town adjust the tax rate? Supervisor Lisa Worden stated the concern is the paperwork that all the landowners received was based on last year's school and county rates. As everyone knows this year schools are struggling and making cuts. The school tax rates and the county rates will go up. Supervisor Lisa Worden stated the Town of Rodman's tax rate is \$1.40 while the Town of Rodman doesn't have "wiggle room" to lower it.

•Does the Town of Rodman have the right to reject the "New Assessment"? Attorney Randall responded with no.

Supervisor Lisa Worden stated we the Town of Rodman hears your concerns that is why we held this meeting tonight. We are trying to figure out a solution for the community of Rodman, legally. Unfortunately New York State has our hands tied.

•Who does the assessor answer to? Who can make him go back and do his job? Supervisor Lisa Worden stated we have shared our concerns with the assessor.

Supervisor Lisa Worden stated we will put the application on the website and it will be available at the Town Clerk's office for any landowner to pick up for grievance day.

Supervisor Lisa Worden stated the board is trying to find the best solution to help all the landowners to get through this year.

•From the statement here today it sounds like the assessor did not do his job. Is there any legal action by the board to declare all this assessment invalid. Attorney Randall stated we can not declare them invalid that is the process for the BAR members to decide.

Supervisor Lisa Worden thanked everyone for coming.

Special meeting ended at 6:09 pm.

Respectfully submitted,

Jamie Ackley, Town Clerk

