

**MINUTES**  
**September 14, 2017**  
**TOWN BOARD MEETING 6:30 pm**

1. CALL TO ORDER/PLEDGE TO FLAG
2. ROLL CALL

	PRESENT	ABSENT	LATE
Supervisor John C. Reilly	✓		
Councilmember Donald Coons	✓		
Councilmember Jeffery Galm	✓		
Councilmember Eric Mortenson	✓		
Councilmember John Fraser Paterson	✓		

The smart way to improve broadband is not to junk the existing network but to make the most of it. It's to let a competitive market deliver the speeds that people need at an affordable price with government improving infrastructure in the areas where market competition won't deliver it.

Tony Abbott- Australian politician on government support for rural broadband.

Cuomo said he would allocate \$500 million for a "New NY Broadband Fund" that would make high-speed internet available to all New Yorkers and businesses by 2018. He would look to get the private sector to match the \$500 million."The next big challenge, especially for upstate New York in my opinion, is the availability of broadband," Cuomo said at an event in Albany, where he received the state Business Council endorsement. "Broadband availability is going to be what the interstate road system was in the '50s."

Press article 2014

1. State presentation Revaluation of Gallatin Real Property: Update to Public/Board
2. "Broadband in Gallatin" presentation by Jason Shelton from G-tel.

## **PUBLIC COMMENT ON NEW BUSINESS**

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### **MONTHLY BUSINESS SECTION**

1. Review of August Minutes for Errors/Clarifications  
**Resolution 2017-44: Accept August minutes for filing and posting.**  
**Motion CM Mortenson Second CM Paterson**  
**Vote 5 Yes 0 No**
2. Bill Review of Non-Reoccurring items- August 2017  
**Resolution 2017-45: Approve August 2017 bills for payment.**  
**Motion CM Mortenson second Councilman Coons**  
**Vote 5 Yes 0 No**
3. Supervisors Review of County Items
4. Clerk Report: Read and Filed.
5. Comments of Code Enforcement Officer: Read and Filed.
6. Highway Superintendent Comments/Report: Read and Filed.
7. The 2010 Chevrolet Pickup with plow and sander will be listed on Auctions International, auction ending October 11.
8. Assessor Comment's: Revaluation presentation.
9. Court Actions/Comments
10. Historian Comments

### **PUBLIC COMMENT ON MONTHLY BUSINESS**

### **OLD BUSINESS DISCUSSION**

1. Solar farm made part of zoning revisions of FCID  
Discussion: Make the FCID process multifaceted. Minor less need for review, quicker and less costly. Major needing more review.
2. Article 7 update-Town attorney Warren Replansky will respond by September 22.
3. Franchise Agreement information: The television portion of Fiber to Home is subject to franchise fees payable to the Town.
4. Budget schedule- Preliminary budget to Town Board by October 5. Court and Mortgage tax revenues down. The increased CHIP's reimbursement should continue into 2018.
5. Zoning schedule- Discussion: Supervisor Reilly suggested that subdivision rules be made more flexible to address the needs of the town. Make regulations clearer as to use to allow for more creative development. Planning Board Chairman Terry Porter said that any changes to zoning need to follow the comprehensive plan.  
No schedule for review of the zoning code has been set yet.

### **MOTION FOR ADJOURNMENT**

**Motion CM Mortenson second CM Coons.**

## What is reassessment ?

- The systematic analysis of an entire assessment roll to maintain uniformity
  - Obtain current inventory and market data
  - Analyze all assessments with respect to the current market
  - Use appropriate valuation methods to maintain uniformity and/or level

1

## Reassessment Activity

- Last full reassessment was in 2009
- Maintained at 100% since then

2



## Reassessment Process

- Data collection
- Sales/market analysis
- Valuation process
- Field review
- Change of Assessment Notices
- Informals
- Tentative Assessment Roll – May 1
- Grievance Day – 4<sup>th</sup> Tuesday in May

3

## Data Collection/Verification

- All Parcels – physical inventory, including:
  - Land (types) and size(s); suitability
  - Site characteristics – utilities, zoning, etc.
  - Residences – bldg. style, size, condition, grade, heat type, etc.
  - Commercial – size, age, condition, use
  - Structures – size, age, condition

4



## Town of Gallatin by Property Types

- Types of Properties
  - Farms 27
  - Vacants 298
  - Residential 879
  - Commercial 6

5

## Entry and Editing of Sales and Inventory Data

- Computerization of new/corrected data
- Computerized editing of data:
  - Missing/illogical data
- Verification of sales data:
  - Determine validity of sales
  - Verify inventory
- Data Mailers to property owners
  - Follow-up if necessary

6



## Sales and Market Analysis

- Neighborhood delineation – identifying market influences and areas
- Analysis of market trends:
  - By neighborhood
  - By property type
- Analysis of commercial market data –

7

## Value Review Process

- Determine the Fair Market Value for all parcels using computer-assisted mass appraisal techniques
- Computer value estimates are reviewed in the field by appraisers/assessors
- Value adjustments and data corrections are maintained to the computer file

8



## Change of Assessment Notices & Grievance Process

- Notice of New Preliminary Assessment
- Informal Meetings with property owners
- Grievance Day
- Small Claims/Certiorari (options)



# GTel Fiber Broadband Buildout



## FTTH (Fiber-to-the-Home)

A single fiber connection from the closest switching center to each individual residence.

## Future-Proof Architecture

Bandwidth can be increased as applications require. No need for updated equipment outside your home.

## Increased Speeds

Incredibly fast downstream and upstream data transmissions make it easy when streaming video and music, as well as receiving digital photos and large email attachments, cloud backup, and video conferencing.

## Fewer Restrictions

Multiple devices in your home share your DSL bandwidth (i.e. iPad, iPod, Xbox, Playstation, Netflix, Kindle, and/or multiple computers). Fiber can provide more bandwidth than copper, allowing many of these devices to work at once with little loss of speed (depending on the speed of your package).

## Peace of Mind

Access your information even faster when trying to work from home. Never be late to another web-meeting or Skype call again!

## Reliability

Rain, rain, go away! Fiber cables, unlike copper cables, are not as easily affected by bad weather conditions. This means no more static on your phone lines or snowy pictures on your TV during rain storms.



This deployment of broadband service is supported by a grant awarded to GTel by New York State through the New NY Broadband Program.

GTel is preparing to connect customers in our awarded census blocks to our fiber network through the New NY Broadband Program.

GTel Fiber can improve your entertainment and communication experiences by connecting to our state-of-the-art, future-proof network.

As you may already know, GTel was awarded government funding from the New NY Broadband Program, which was created in 2015 to help provide unserved and underserved areas in New York with sufficient broadband services.

Over the last few months, we have been working with State officials, engineers, and contractors to plan out the upgrade and expansion of our service area. Our engineering company, Vantage Point Solutions, has been busy staking this project. We expect to begin construction early this fall.

The first phase of the build will focus on completing the territory's "express fibers". These fibers are the main distribution cable that span along the main roads, building the backbone to which all of the homes and businesses will then connect.

Because of the breadth of the project, we will be enlisting the services of local New York contractors, including Schupp's Line Construction. Schupp's is a certified, family-owned and operated contract company that shares many of the same values as GTel – pride, quality and service. Once construction has begun, you will see Schupp's and GTel vehicles and employees working together to get the job done.

### *How do you get connected?*

As construction progresses over the next several months, we will be selecting specific areas to target, allowing residents to connect their homes to GTel's Fiber Network. Register your interest on our website ([www.GTelFiber.net](http://www.GTelFiber.net)) and we will notify you when your zone enters a new stage of construction.

Once we're ready to sign you up, you'll be able to select your level of services online and a Customer Representative will contact you to review the next steps leading to your installation.



## NY Broadband Program Requirements

Governor Cuomo's goal through the Broadband Grant Program is to provide all New Yorkers with affordable broadband service, regardless of their location. GTel was awarded several census blocks, both in and out of our current serving area, in which we will receive funding to connect homes like yours. In order to receive funding from the New NY Broadband Program, there are several requirements that we must meet. Some of these regulations include the minimum service offered, service pricing per month, the cost of connection and installation fees, as well as our quality of service commitment to the customer after the installation. You can see some of these on this page under the Important Subscriber Information.

Download Speed	Upload Speed	Price per month
25 Mbps	5 Mbps	\$59.99
50 Mbps	20 Mbps	\$79.99
100 Mbps	50 Mbps	\$99.99

## GTel Fiber Zone Stages

To help keep current and future customers updated on the progress of our buildout, we have developed a website ([www.gtelfiber.net](http://www.gtelfiber.net)) that assigns zone numbers to the "Fiberhoods" included in our territory. Homeowners can search for their addresses and keep track of the status of their zone anytime, anywhere. Once a home owner has submitted an interest form through the site, they will automatically receive updates when their zone moves to a new stage of construction. Learn more about zones below.



**Engineering** Our team is busy scoping out the territory and planning for the build.

**Construction** Our outside technicians and contractors are busy building the main-line distribution fibers, to which each home/business will connect.

**Sign-Up** Homeowners can commit to GTel services and begin the selection of services to be installed. This is also the time when our construction crew will begin installing the drop cable to the home.

**Schedule Install** Subscribers verify the details of their service selections and schedule the date and time of their install.

**Fiberhood** Each GTel customer is now connected and actively taking advantage of our lightning-fast fiber network!

## Important Subscriber Information

### Pre-Construction

To better coordinate our efforts, customers in targeted "zones" may be offered discounts or lower Pre-Construction pricing on their monthly bills for converting or installing services during the designated installation window. We will notify each resident when their zone enters a new stage.

### Connection Costs

Connection costs will not exceed \$49 for homes connected through the New NYS BB Grant. These costs include the time and materials spent to run and connect the new feed cable from the main line fiber to the residence, for drop cables under 300ft. Homes with longer drops can/will be charged for the additional time and materials needed to connect their home.

### Speeds

Subscribers must be offered a minimum download speed of 25 Mbps and a minimum upload speed of 4 Mbps with no data caps or overage charges. This entry level of service cannot exceed a monthly rate of \$60.

### Customer Premise Equipment

Subscribers will not be charged monthly for the use of a standard wired modem in their homes. Customers may opt to pay monthly for a wireless solution provided, installed, and maintained by GTel technicians.

### Installation Fees

Installation fees inside the home will remain consistent with installation rates according to GTel's current time and material or flat-rate fees.



# GTel Service Area Columbia County, NY

Town: Gallatin

## Service Area Buildout

Town-City Boundaries  
 Roads

Interstate Highway

State Route

County Road

Local Road

Water - NHD

Streams - NHD

Property Boundaries

## Broadband Status

CAF

PSC

Phase I Awarded, GTel

Phase II Awarded, GTel

Phase II Awarded, Mid-Hudson

Phase II Awarded, Frontier Communications

Phase II Awarded, FairPoint

Phase III Eligible

Phase III ASA

Not Eligible

Map Date:  
7-27-2017



0 0.65 1.3 Miles

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