

## PUBLIC HEARING – FRANCHISE AGREEMENT

### REGULAR MONTHLY MEETING

April 8, 2021

The Public Hearing for comments regarding the Spectrum Cable Franchise Agreement and the regular monthly meeting for April was opened at 7:00 pm with the pledge of allegiance led by Supervisor Acton.

All Board members were present via Zoom. Also attending via Zoom were Bill Dailey, Christel and Jason Rodd, Catherine Chambers, Mary Jane Lloyd, Tim Lloyd, Kelly Gigante, Jerry Snyder, Joe Menichino, Larry Seiler, Mark Klingensmith, Brook Harris, and Jeffrey Nemeth.

Representing BBS Accounting was Justin Bennett and representing Northland Power was Anne Waling. Also present was Town Clerk Janice Burdick and Highway Superintendent Bob Halsey. Please note, there may have been others participating in this Zoom meeting that I did not catch.)

The Public Hearing on the Cable Franchise Renewal was opened by Supervisor Acton. Since there were no comments the hearing was closed with a motion by Dan Acton, seconded by Bill Cleveland and carried 5-0.

Regular Monthly Meeting was opened at 7:05 by Supervisor Acton.

**Guests: Justin Bennett of BBS Accounting** reviewed a timeline of the duties their firm would be performing. Reviewed what is done each month, quarterly and year end. Included in this would be preparing the Budget along with the Supervisor. BBS is currently contracted with 32 Towns. No additional software is needed, they use QuickBooks and Excel spreadsheets. Questions asked included the following:

- How many employees? - 6 Fulltime
- Do you have liability Insurance – Yes
- How was the quote come up with? Took into consideration how many funds, bank accounts, etc.
- What would be the timing for Monthly Reports? - 2 days before meeting. They will send to all Board members.
- What kind of timeframe do they need to start? Payroll can take over pretty quickly. Monthly report will take a little longer. Would like the transition to start by the 1<sup>st</sup> of June. The contract would be for the remainder of this year then a new one for next year. Handouts provided by Mr. Bennett were reviewed.

**Anne Waling, Project Manager and Jeffrey Nemeth, Director of Development – Northland Power.** The name of this project will be Alfred Oaks Solar. Ms. Waling explained that Northland Power has been working in NYS for about 6 years. Mr. Nemeth has been in Development for over 12 years and 10 of those in NYS. A power presentation was made and the project was described. Currently 969 acres under lease. Mr. Acton asked if this supersedes the Town permitting process. They will need a permit for any buildings. The ORES filing through the Article 94C speeds up the process. The engineering is done before the application is submitted to the State. Mr. Nemeth explained that permits have to be obtained through the Office of Renewable Energy Siting which is relatively new. Even though it is a state process they want to work with the Town. When asked what the expected life of the project is Ms. Waling responded that the panels last about 30 years.

Other questions:

- What kind of investment does this project have? – about \$150 million.
- Why hear and not say Florida? – Solar at this longitude and latitude is very productive. NYS has some good programs right now for these types of projects. Site is good with access to power, open land and even on cloudy days will work.

- Matthew Snyder asked about a PILOT and is this tax exempt for the landowners? Most power projects do have a PILOT that is negotiated through the County IDA. Agreement with the landowners is that Northland Power will pay any increase in taxes.
- What happens after 30 years? - Would either be redone with new panels or decommissioned. Panels would be removed, land cleaned up per NYS Department of Ag. and Markets. They are bonded. Matthew Snyder also commented that they stated that 0% of the land under lease is prime farm land yet is it currently farmed. Ms. Waling stated that the mineral level determines whether it is prime land per NYS. Doesn't mean it is not great farmland.
- Dan Acton – under impression had to hook up to 3 phase electric. Mr. Nemeth responded that they are good to go right into the 115 kv line.
- Catherine Chambers asked if all the land is leased and was told yes.
- There will be wildlife studies and traffic and road studies to determine how it will impact County Rt. 12.
- Panels will have fencing around them.
- Joe Menichino asked how many acres will be clear cut – a lot of woods up there and this will shut off all hunting in that area. Anne Waling answered the number of trees has not been determined yet. Mr. Menichino asked what would happen if an accidental shot hit one of the panels and was told that the panels will be remotely watched so if something happens they can go fix it.
- Catherine Chambers – is there any reflective light? Anne Waling responded that there may be a little glare from the frame. They can design it so it will not emit glare.
- Dan Acton – any other in NYS? Mr. Nemeth stated that they have only been in NYS for about a year and now entering into the US Market.
- Wendy Dailey – funding for Town – yes Town can apply for funding that would cover consultants or information gathering.
- Fion MacCrea – Road Use Agreement? Would be part of preconstruction. Trucks aren't big but the panels are.
- Will they be in compliance with the Town's Solar Law? Ms. Waling stated that their lawyer is looking it over. They would like to follow it but need to look it over more carefully.

Supervisor Acton thanked Ms. Waling and Mr. Nemeth and asked when would the Town hear from them next. Ms. Waling stated they will be in touch after their meeting with the Renewable Energy Siting Agency. Mr. Acton added that any update now and then would be appreciated.

**Approval of Franchise Agreement** renewal was made with a motion by Dan Acton, seconded by Wendy Dailey and carried 5-0.

**Approval of Minutes:** The minutes of the March 11, 2021 meeting were approved with a motion by Matthew Snyder, seconded by Fion MacCrea and carried 5-0.

**Police Report** – no report.

**Code Enforcement Officer** – Reviewed written report. Wendy Dailey asked about the ongoing yard sale of Rt .21. Codes Enforcement Office Steve Kilmer will be contacted and asked to address this.

**Monthly Report** – all ok

**General Abstract #4-2021-** Vouchers #31--37 in the amount of \$1902.50 in the General A Fund; Voucher #5 in the amount of \$3328.16 in the B Fund and #4 in the SF Fund in the amount of \$3511.33. A motion to approve the bills was made by Fion MacCrea, seconded by Matthew Snyder and carried 5-0.

**Highway Abstract #4-2021** Vouchers #41-52 in the DA Highway Fund in the amount of \$8693.61 and #3-5 in the DB Fund in the amount of \$2772.65 were approved with a motion by Matthew Snyder, seconded by Fion MacCrea and carried 5-0.

**Highway Report:** The written Highway report was reviewed. Reported that John Deere has been down to repair the Grader. One of the control sticks went bad and they were able to replace it. Fion MacCrea asked what his plans are for CHIPS projects this year. Mr. Halsey stated that he plans on re-topping the roads from last year, Barber Lane, Randolph and Burdick and the shoulders on East Valley. Mr. Acton commented that he had received a compliment on the work done on Barber Lane. Mr. Halsey reported that 95% of the CHIPS funding including PAVE NY and Extreme Weather will be received. In addition, the 20% that was held back last year will be rolled over into this year's funding. Mr. MacCrea suggested the spreadsheet developed for what roads are eligible for CHIPS funding need to be updated.

**Supervisor's Report:**

Public Hearing next Thursday by the ZBA for Ray Palmer's Special Use Permit for a gravel pit. Marijuana Legislation – Towns can opt out and not allow dispensaries and consumption sites. Will discuss at future meetings. Included in this would be 3% of the sales tax would go to the Town. Have until the end of this year to decide. Will discuss at future meetings American Rescue Plan – it is anticipated that the Town will get approximately \$125,000. No complete direction on what it can be spent on yet. Association of Towns will keep Towns informed of any new developments.

Accounting – Matthew Snyder stated the presentation was pretty straight forward. Mr. Acton suggested deciding on this at the May meeting.

Wendy Dailey asked if there was anything to report on the sidewalk? Mr. Acton reported that they are still waiting on final approval by the DOT for drainage plans.

A motion was made by Dan Acton at 8:45 pm to go to executive session to discuss the "Medical, financial, credit or employment of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation". Seconded by Bill Cleveland and carried 5-0. A motion to end Executive Session at 9:00 pm was made by Dan Acton, seconded by Wendy Dailey and carried 5-0.

Matthew Snyder expressed concern with the Northland Power Solar project that they do not have to abide by local laws. Also need to be aware of things that could affect the Town such as the roads.

Bank Statements – available at any time.

The meeting was adjourned at 9:05 pm with a motion by Matthew Snyder, seconded by Wendy Dailey and carried 5-0.

Respectfully submitted,  
Janice L. Burdick  
Town Clerk

