

**TOWN OF WHITEHALL**  
**7 PM**  
**REGULAR MEETING**  
**TOWN COURT ROOM**  
**57 SKENESBOROUGH DRIVE**

**May 18, 2016**

**PRESENT:** George Armstrong – Supervisor  
John Rozell-Councilperson  
Stephanie Safka – Councilperson  
David Hollister-Councilperson  
Farrell Prefontaine – Councilperson

**OTHERS PRESENT:** Town Clerk, Julie Millett; Town Highway Superintendent, Louis D. Pratt II; Heritage Director, Carol Greenough; Whitehall Times Reporter, Dan King; Attorney, Erika Sellar-Ryan; Compliance Officer, Vernon Scribner, Rob Garrity from Borrego Solar Systems, John Millett Jr.; Town Assessor, Bruce Caza, Brian Brooks Sr.; Dog Control Officer, Nancy Quell, Ed Holland and those listed on the attached sign in sheet that will be filed with the minutes.

Supervisor opened the board meeting with Pledge to the Flag and prayer.

Supervisor asked Rob Garrity from Borrego Solar Systems to address concerns on solar. He thanked the board for letting him speak. He stated that he was the developer on the solar project on John Millett Jr.'s property. He has been involved with solar projects for about 14 years now. I live just south of Albany with my kids and my wife. I am a New Yorker so I am around the area building projects. There are a lot of ways of doing business and I was surprised when I heard there was a moratorium being considered at the town. I have worked with the town in a very positive way with John's project and I am trying to do the same thing with the next two projects. I am here to work with the town and benefit the town and as of today we have no issues with the Project with John Millett. Last month the Planning Board asked about a Decommissioning Bond on the project. This would involve taking down the project if something should happen and the project was abandoned, but he doesn't see that happening. We have invested a lot of time and resources into the other two projects. Supervisor asked about the current project and when it would be complete. Rob stated that Borrego is nearly done with all the construction. The next two to three months we will be completely done and at the mercy of National Grid. They will need to connect the project. Supervisor and members of the Planning Board were invited to the Millett Solar Project last Friday. It is quite an impressive project. Supervisor thanked John Millett Jr. for inviting them up to your project.

Supervisor asked John Millett Jr. to take the floor. He asked if the board had a copy of the letter that Supervisor Armstrong wrote to him on Saturday May 14, 2016. This letter was hand delivered to me at my residence by the Supervisor. He asked the Supervisor if he could read it to the public and the Supervisor agreed. This will be filed with the minutes.

John Millett Jr. read the letter to the board and public. He addressed the \$10,000,000 value of the solar fields. I really don't know what the value will be because that hasn't been determined yet. I am not authorized to give such a number because I don't know it. When Borrego tallies all their bills up of construction and equipment then and only then can we get a real number to work with. Supervisor agreed with John Millett Jr. The solar arrays are not going to be identical therefore you cannot assume that for the three would be \$30,000,000. Mr. Terry's will be half the size of mine. Mr. Cahan's project is going to be a totally different design than mine. His project is going to allow sheep to graze under the panels. It is in an Ag. Area and he wants to continue to farm it and incorporate solar with it. It is a total different design than my design. I don't know what the costs will be because I am not a building professional. I feel that the \$30,000,000 number you have listed in this letter is also wrong. These figures are all what ifs at this point. If my site is completed sometime this summer it wouldn't go on the tax roll until 2017 and if the others are completed in 2017, they would go on in 2018. Bruce Caza verified this. There seems to be a little confusion here and I see the point of why they did it because they wanted to see the affect and they had to start at some point. I agree that the tax payers should not have to pay an increase in taxes, but the law states in 487 solar is exempt. That is set by New York State for 15 years solar will be exempt. Just like Ag. Exemptions. There are a lot of Ag. Exemptions out there. Several in this room are familiar with them such as Gordon Searles, me and Vernon Scribner. That amount also has to be made up by the tax payer. 53% of all parcels in Washington County have some form of tax exemption on them. I want to know why we are singling out solar. I felt personally attacked by this letter and I know it was not your intent. In the letter it also stated that they will only benefit the three land owners. The power does not go elsewhere, they go to the grid to the substation and loop back around. The electric credits that are metered go elsewhere and are purchased by someone. The letter also stated that there would be no added jobs. John Millett Jr. read a letter by Jason, the Solar Project Manager. It goes on and on to say how many people have been employed by this project. The tax implications at this point are not accurate and there was not a three-year study done at the \$30 million to see what Borrego would be paying in taxes in 15 years. All the other exemptions that don't go away will continue to be there. These on the solar are only for a set period of time. John continues to read the list of all the companies that have done business and received money on this project. This will be filed with the minutes. John wanted everyone to know that these panels screw into the ground having very little impact on the land. They do not dig trenches to disturb the ground. They lay cables along the ground. John also pointed out the workers couldn't stay in any motels in Whitehall because we really don't have any to stay in which is really kind of sad. I also have a letter from Nancy Gould, owner of the Big Apple Diner where it states that her business has increased by 10%. The letter will be filed with the minutes.

At this time John would like to introduce Levi Cahan and his family and Joe Terry on the other two projects. Levi would like the board and public to know who they are and what their plans

are for their family in Whitehall. I am originally from Schuylerville, NY and went to Cornell University for agriculture. I was looking for a farm in Washington County and picked Whitehall because it is a great location. I bought Henry Chittenden's farm ten years ago and since then I have built up my business. We have over 150 black angus cattle, raise over 3,000 chickens a year for meat birds and also egg layers. We also raise about 100 pigs a year. Most of our business started out in New York City and we do Farmer's Markets. We go to NYC twice a week and sell to local restaurants in Glens Falls and Saratoga. A big client has just signed on for Crossgates Mall. I am an Ag. Teacher at Schuylerville High School and FFA Advisor and NYS FFA Foundation Chairman. I am looking toward the future with our farm and we have started up a great business and have a full time employee now and looking to expand. Over the last year and a half, I have been working with BORREGO to get a contract up that would actually work for our farm and agricultural business. I think this is the first deal where our sheep will actually be able to graze in the solar field. We plan to continue our business and expand. We have a signed agreement with the Searles family, the farm next door for our expansion. We really want to stay in Whitehall and raise our kids here. We want to grow our business and employ more people. I would like to keep it agricultural land and by signing with Borrego this will give us the opportunity to do this. The Borrego project with us is part of our business plan with Farm Credit. We really took a lot of time with Borrego to make sure we were very comfortable with the contract. Rising Sun Farm is the name of our farm and we have a website so please check us out and call me if any of you have any questions. We offer products all over the place and ship them as well.

Bruce Caza will now speak on the subject of solar. I am here to explain any of the issues that are before you. I would like to clarify that the building permit filed on the Millett site where it says what is the cost of the project would be around \$13 million for both sites. John is right, there could be changes to this because the project is not finished. Almost every exemption is granted under the Real Property Tax Law is by local option. It is the Town Board who authorizes the exemption. The STAR Exemption is the only exemption that is paid for by the State of New York. All of the other exemptions that are granted have to be made up by someone. It shifts a lot of taxes that people are not aware of. It is the law and if the town allows it this is the way it works. When it comes time to apportion taxes at the county level and at the school level when there is more than one municipality involved the town that grants the exemption pays for the exemption. We have two things in the assessment roll if you were to come in and look at it. In the center column is the total assessed value of the property. That is the value I put on when I come out to look at your place. If you get an exemption or several exemptions that will be like the middle column. In the column to the far right is your taxable assessed value. So what happens when it comes time to apportion the county budget or the tax levy for the county budget, the county takes the full value which is the column in the middle for every town in the county and they take the full value of each town to the full value of the county and get a % and then when they get the % they take that % amount to what needs to be levied and come out with the amount of money the Town of Whitehall has to come up with. Then they take the budget and divide by the taxable assessed value (the assessment less the exemption) and they come up with a tax rate and then that gets applied to the people in Whitehall. If we use the made up number of 10 million what is the impact to the rest of the people of Whitehall. Take

the 10 million exemption divide it by 1,000x tax rate=\$190,000 a year for the people of Whitehall would have to pick up on a 10-million-dollar exemption over a period of 15 years while the exemption is allowed. At the end of the 15 years if it works well and these projects are very well regulated by the federal government.

Erika Sellar Ryan has a few questions. Just a quick read of the law what is the status of Whitehall School District in regard to that and the status of Washington County. Bruce stated that in 1977 it was enacted by the state legislature and apparently no one exercised it. It was reactivated in 1990 and the Town of Whitehall decided not to allow the solar exemption. Town of Whitehall & Town of Kingsbury were the only two towns that did this. In 2014 the state legislatures reenacted it again and that is when Whitehall decided to allow the exemption. Bruce stated that all three will accept the exemption. Just for clarification with the exemption we have had 2 letters written to George from Rob Garrity which were letters of intent. They have exercised their rights and will probably exercise Real Property Tax Law 487. Presently my office has not received that application from them. It is very simple to appraise your house because it is standard. This will probably be the second largest project in the State of New York. I have a friend who teaches in Chicago and is registered at the American Institute of Real Estate Appraisers and he sent me a booklet on a course he had taught and he is going to help me through the project when it comes time to assess. The unfortunate thing is that it is a very complex project and it will take a fair amount of time to value it. If I come out to look at your house, I look at sales that have occurred in the town and I come up with a value. I can't do that with solar farms because they sell a portfolio so there are a lot of extra add ons that go with that. We could use the cost approach and go down a list and at the end that is what it is worth. Under the exemption when they applied the developer has to submit to me the cost of the project and show proof of that and I have to accept if I want to. He also has to show me the expense that it cost him to construct the components that are going to generate the power. What I do is take the cost of that for the whole of the project and get a % and that's the % that is going to be used to calculate the exemption. This year tells me that I have to value his property based on the income stream based on what that is going to produce in electricity. This is the first in 30 years' scene where this works because he is going to tell me the % of what the project is worth for the exemption. I have done a fair amount of research on this for the last year and a half. Rob Garrity has on many occasions called my office. I am here to represent everyone to the best of my ability. Whatever the board elects to do I have to administer that decision. The report of the \$10,000,000 looks at a picture of today and that could very well change.

Attorney, Harold Nicholson stated that how it works is the Millett's are going to create a solar farm eventually there is going to be an assessed value. Right now their assessment is going to go up over \$400,000 from \$200,000 for just the value of the property itself. Borrego will also be responsible for the fire district amount because they won't be exempt from that. When Harold called New York State Real Property Tax Office they told him that the assessed value will not increase. That is an incorrect assumption that the total assessment will increase. He was told that the town and county administrators are applying that law incorrectly. This has been created in about 10 or 12 different places where solar power plants have been created and I can give you the name of the person I spoke to on this at New York State. Rob Garrity stated

that they have never run into this before. Rob has at least 12 different projects. Bruce feels that the person in Albany made an incorrect statement. Every assessment we make is full value assessment. Exemptions come off of full value assessments. Harold will send Bruce and Erika the gentlemen's name and phone number he spoke to in Albany. Councilperson Rozell wanted to know if each individual tax payer pays 4% more. The figure on the fictitious \$10,000,000 would be about \$8.00 per person. You are also increasing the total value like Mr. Millett's farm because it is going from \$200,000 to over \$400,000. Borrego has agreed to pay the difference in the taxes that will go up on the farm. Bruce said the reason why the assessment went from \$200,000 to \$400,000 because it was under the Ag. District in the program. There was a change in use because they went to the Planning Board from agriculture to Solar Farm. Borrego leases the land from the Millett's. I have to do what's called land capitalization. I have to take the income stream that I anticipate because they don't tell me what they are getting for rent because there is a gag order. So I took dollars per acre and I did total income rent and what's called direct capitalization for one year. That's how I got the \$400,000. New York State law says assessors must give land assessment and a total assessment. That assessment will stay the same. Harold stated that the Millett's land taxes are going to more than double. Bruce stated that at the end of 15 years when the exemption comes off for the solar and if the yearly increase in taxes is 2% a year we can look at around \$250,000 they will be paying in 15 years. Rob Garrity stated that he is on the Board of the NYS Solar Energy Association and have spent a lot of time on all the solar projects, we have not seen these exemptions dealt that way. Bruce stated that he promises to visit every town in New York State that has solar farms. Rob stated that this exemption is new and there still are a lot of questions out there. It would absolutely be news to us and surprised if this is the way the county and state are handling it. Bruce believes that tonight the board is going to put a moratorium on solar projects. Erika stated that we are not doing that tonight. Harold asked after the 15 years what would the town be getting back with the increase in tax base. Bruce stated around \$244,000 a year in addition of what Borrego will be paying the first 15 years. Brian Brooks stated that 487 is a state law that is enabling legislation to local government to grant exemptions for solar. When you passed your law in 2014 was a SEQR review done on it. Bruce stated that there was because I have a copy of the minutes when it was passed in 2014 and the Town Board declared there was no environmental impact.

Councilperson Rozell stated Borrego is paying to the Town of Whitehall taxes every year. Erika stated that is really none of our business because that is in the contract between the Millett's and Borrego. The only point is that someone is paying on the \$400,000 increase each year. Harold stated it is the same as if we gave a grocery store a 10-year exemption for coming to town or Erika stated you could do a PILOT. Whitehall Plywood was exempt from taxes for quite a few years.

Bruce would like to address the Board and let them know starting June 1<sup>st</sup> to December 1<sup>st</sup> I will only be available Mondays & Tuesdays by appointment. I would like to visit every property in Whitehall and I can't sit in the office without getting out in the field. I will be available by cell phone during this time. I will implement new values that I have personally evaluated.

John Millett asked about the Nature Conservancy because they are big and have a lot of land. They are a not-for-profit organization and wholly exempt. They go on the roll and the town gets a check for \$10,000 a year to split between the school, town & village. They have around 5400 acres exempt. Councilperson Prefontaine pointed out that this is all beyond our control. Farrell wanted to know with the increase in the Millett's assessment and the money coming in is it going to offset this. Bruce really couldn't answer that question.

Supervisor wanted everyone to know that the reason I hand delivered that letter to John Millett Jr. was that I didn't want him to be unaware of my concerns. John Millett just wanted to point out that nobody has researched this and nobody knows for sure what the implications are going to be. Councilperson Rozell asked if the substation can only handle the three projects that they are talking about right now. Rob Garrity confirmed this. It has been over a year for all three projects discussing with National Grid and these three projects will max out the substation. Rob stated that his company has built more of these than anyone else in this state. This is all that I do. Supervisor said that Bruce has had conversations with people on the Ryder Road and they want have been contacted by another company that want to build a 65-acre solar field. Rob stated that he wasn't familiar with that one. Councilperson Safka is concerned that these are going to pop up all over the town. Rob has been doing this for years and the vast majority of companies come and go. He does admit that there a lot of solar companies out there that are not doing the right thing. John Millett stated that the credits that this will generate have been sold to Gore Mountain. Harold wanted to let everyone know that the other two projects have gone to the Planning Board and are up for review next week at the Planning Board. If the board has any additional questions, please get them to the Planning Board Secretary. At last month's meeting they had a question on the Decommissioning Bond. That was the only concern they seemed to have. Gregg Chappell, Planning Board Secretary has already received the applications on these two projects. John Millett Jr. stated again that it has been a year since my project started and these other guys are right to the deadline and now we hear the word moratorium. John wanted to know why he got the letter. The letter should have gone to Borrego Solar. Supervisor stated that he didn't know Borrego. Supervisor stated that he took offense that work had been going on before the Planning Board even had a chance to look at the projects and because money had been spent and there was no way to stop it.

Harold stated that there is a concept called vested where a property owner has spent enough money in their project that regardless of whether a moratorium comes in that if they are vested before the moratorium that you can't put a moratorium on that project. Erika wanted to make clear that any moratorium that is being discussed really has no bearing on this one project and possibly the others before the Planning Board.

Erika stated that Supervisor Armstrong has asked her to draw up paperwork on a moratorium. What has been proposed is a moratorium on any construction or approval of any solar arrays. This excludes anything you might put on your house. It is a pretty straight forward moratorium. In the past two weeks there have been probably 15 of these in towns around New York State. Salem passed one earlier this week. Greenwich passed one a couple of months ago. Moratorium does not do anything other than put a freeze on any construction, any permits,

until such time that the town can come up with regulations for them. The finance side of it regarding the taxes is a total separate discussion and that should be very clear here. The discussion about the assessment and all the rest has nothing to do with the moratorium. Moratorium is for land use control by passing a local law. It doesn't mean that these uses won't be allowed at some point. It is a local law so the board needs to review it and discuss and a public hearing would need to be held. This could be set for the next board meeting. There would be a SEQR discussion about it. They would open up to the public on their thoughts and then the board would vote either enact the law or not. Erika will check to see if the law would have to go before the Washington County Planning Board. Erika recommends that the board ask people come together and sit on a committee. Put an open call out and anyone interested would come and sit on the committee and they decide what they should do. They would present it to the town board and they would decide what to enact and any changes. It is intended to be a community driven process. Councilperson Safka wanted to know how it impacts the three land owners. Erika stated that we can't enact it tonight because it is a local law. If you vote yes, next month to go ahead with it it will be important to see how far along everyone is at that time. There are different rules. A local town just passed a law stating they wouldn't issue certificates of occupancy. I personally feel that is not good legal advice.

Levi stated that if his project was delayed we would not have a purchase agreement on the farm to increase the size of our farm and Borrego has expressed that type of delay would probably end our project. We would then have to look outside of Whitehall to expand our business. Supervisor asked about the deadline for 2017. Rob stated that yes they have to be up and running by the end of 2017. If a moratorium is put in place for six months we would have to go elsewhere. John Millett Jr. stated that my project is over a year in progress and when you talk about zoning you have to be mindful that these projects were chosen because of the three phase power that runs by the property. Harold wanted to know if the town could do a planning law and limit the solar projects. Erika stated that you can't limit the number of solar arrays. They could amend the planning law, but they need to know how best to attack it, hence the moratorium.

Councilperson Rozell wanted to know if they could put the moratorium in excluding these three projects that are going on right now. That is what Councilperson Safka wants also. Erika stated that is an option. The one in front of you is not worded that way, but you can say this moratorium shall not impact any Solar Energy System that is under review by the Planning Board as of the date of this law's passage. Councilperson Rozell asked if Borrego would sit down with the town so we could learn a little about the solar. Rob would be very happy to work with them. Tony Scrimo stated that if you grandfather these three in they will continue with their projects and get them done. John Millett Jr. would like to be on the committee as well as Councilperson Safka. Levi stated that he spent over a year with the company and working with Borrego and it was nothing but positive. They were willing to do things they didn't have to when I asked them to do it. Levi stated there are other companies putting mass productions of flyers out there. I have seen the people in Greenwich that have been getting these packets and it is an awful thing what they are trying to do to people. John Millett Jr. stated that he did

receive a mailing from Cypress Creek and the mailing showed a picture of our property with no solar panels on it.

Tony Scrimo is a tax payer and seeing these three projects are already in place should be allowed to continue and grandfather them in and then make your moratorium. You would then have time to talk while the moratorium is in place. Councilperson Hollister stated that if you do that we don't even need a moratorium. They are not coming in here by droves. Erika recommended setting up the public hearing and make a decision if you want to pass with the amendment at the next meeting. This will generate more talk in town. Erika sees no harm in setting a public hearing on this moratorium for the next board meeting because this will generate more talk and then you can really make an informed decision. Supervisor stated the only down side is that leaves Borrego in the limbo.

**Motion** to set up a public hearing to discuss Local Law # 1 of 2016 for a moratorium on Solar Energy Systems with the inclusion of a grandfathering clause exempting these three projects; John Millett, Joe Terry & Levi Cahan that are already applied for made by Councilperson Safka and seconded by Councilperson Rozell.

Councilperson Hollister doesn't feel we need to do a moratorium. If I want to put a solar farm up I want to be able to do it if that is what I want to do with my property. David stated there is something about freedom in America and it is your land. The federal government obviously wants solar power. He wants the county to work with us a little bit so we don't have to have an increase.

**A roll call was done: Ayes 4 Nays 1**

**Armstrong Aye**

**Rozell Aye**

**Safka Aye**

**Prefontaine Aye**

**Hollister Nay**

**ADOPTED**

**Erika will amend the moratorium to reflect our actions tonight.**

Brian Brooks will now do a presentation. We talked at the village meeting about them joining the Town Fire Protection District. This would be one taxing district for fire department. I think it would be a lot easier for everyone. The village is one of the highest taxed in the county. This would kind of take some of the burden off of them. It would be a lot more equitable to be at the same rate. Supervisor asked Brian to put this on paper and submit it to the Town Board. We would like to do a Junior Fire Camp at the Rec. Center for kids going into 4<sup>th</sup> grade this fall to 8<sup>th</sup> grade. A week long from August 1<sup>st</sup> -5<sup>th</sup> at the Rec. Center and firehouse. He presented a slide show to the board of a camp that has already done this.

**Motion** to allow the Fire Company to work with the Rec. Dept. to come up with a program by Councilperson Safka and seconded by Councilperson Prefontaine.

Carol Greenough wanted to know how they are going to find the children to participate in the program. They have showed this at the school and a lot of children are interested. We can only take between 30-54 kids. We are hoping we can pay for the drivers if we need transportation.

**ADOPTED**                    **Ayes 5 Armstrong, Rozell, Safka, Prefontaine, Hollister**  
**Nays 0**

He also would like to discuss using the Mountain Street property owned by the Town for a fire training center. He has also written a \$198,000 grant for a training center on a trailer for here in Whitehall. Our fire fighters have to drive to Ballston Spa to do this now. Washington County does not have the live fire training. Warren County does not any live fire training. Essex County goes to Lake Placid. We have been waiting since 1979 and in 2004 finally started putting together the county fire training center and they just stopped. They still don't have any live fire there. He offered to help write grants and waited six years and finally decided to go ahead and write a grant. This training trailer will go anywhere in Washington, Warren County and two counties in Vermont. We need to train them so they don't die in a fire. Please send the board a request in writing as to what your intentions are for using the Troy Shirt Factory.

Nancy Quell will now speak on the loose bull that has been loose for over a year. We chased it through the cemetery. It belongs to Maple Wood Ice. Councilperson Rozell thinks he took care of it. Nancy got a call Friday night and chased it again. We need someone to enforce the law. Town Clerk needs someone to issue the tickets. Board would like Nancy to draw up a contract to present to the town as to what the cost would be for animal control officer. Town Clerk would like permission to call them within the next month if needed. Town clerk has called the sheriff and the New York State Police and they don't want to do anything. Ed Holland stated that they all call him to take care of it. There is liability involved with this.

Any action needed would have to be run through the board.

Nancy and Ed went to a conference on dog licensing and there is a place that does canine license registration. They do it by a mailing and she tried to get a price for Whitehall, but was very busy. Argyle which is smaller than Whitehall would be around \$600 for the one mailing. She says it goes to every door including apartments. They mail it back to you and the Town of Fort Edward and the Town of Kingsbury just got done and made \$8,000. The company does everything involved as far as putting notice in the paper. Fort Ann has just started one. Ed thinks it will be around \$.19. Nancy will go out to these houses that stated they didn't have a dog or didn't return the mailer and check to see if they actually do have a dog. Councilperson Safka still wants to know who follows up on a case. Nancy stated there is a difference in the judges. Some don't follow up on the cases like they should be doing. The dog they are talking about that attacked the cat still is not licensed. They are going to Tractor Supply and they don't give them a rabies certificate.

Supervisor wanted the board to know that we are supposed to have an AED machine in the building. We have one at the Rec. Center and three of the four people are qualified. Town Clerk needs copies for their files. There are none in the building so the police dept. will have one, one in the court and one down here in the meeting room.

James Melcher would like to speak on his neighbor's property on County Route 11. He stopped in the office a couple of weeks ago. He has spoken to Vernon and George on the connex boxes on his neighbor's property. They are still there and he is not going to remove them. They are commercial containers in a residential neighborhood. Mr. Melcher also feels that his neighbor

was selling antiques at his place. Vernon doesn't know what we can do. Erika stated that if it is listed in a deed it is a private matter. Vernon stated that according to county code and the building is over 150 square feet they have to get a county permit. Town Clerk would like Vernon to check on that and get back to this man. The town has no zoning, but in the county permit there is a LRCC#1 form that the town has to sign off on before it goes to the county that all town ordinances have been met. James thinks it is in violation of residential law. Supervisor will check into for him and call him on it. He also has unregistered vehicles on his property.

**Motion** to approve prior minutes of April 20, 2016 made by Councilperson Prefontaine and seconded by Councilperson Hollister.

**ADOPTED**                    **Ayes 5 Armstrong, Rozell, Safka, Prefontaine, Hollister**  
**Nays 0**

**Heritage Report**- written report by Carol Greenough

**Rec. Report**-written report by Julie Eagan

**Dog Control Report**-written report by Nancy Quell

**Compliance Officer Report**-written report by Vernon Scribner

**Town Clerk Report** -written report by Julie Millett

**Town Assessor Report**- written report by Bruce Caza

**Town Supervisor Report** – report by George Armstrong

**Planning Board Report**- none received

**Budget Officer Report** – written report by Joel Carpenter

**Highway Report**- verbal report by Louis Pratt

**Motion** to accept highway reports and all other reports made by Councilperson Prefontaine and seconded by Councilperson Safka.

**ADOPTED**                    **Ayes 5 Armstrong, Rozell, Safka, Prefontaine, Hollister**  
**Nays 0**

Louie would like board's permission to sell a scrap culvert for \$14.40 to Adam Stevens. Our new pickup is in and getting the box put on it and be here by the 1<sup>st</sup> of June. He would like to put the 2003 Chevy 1 ton out to bid in the Whitehall Times. Some local people are looking at it. It has 104,000 miles on it. We will open up the bids at the next board meeting.

**Motion** to approve these items made by Councilperson Rozell and seconded by Councilperson Hollister.

**ADOPTED**                    **Ayes 5 Armstrong, Rozell, Safka, Prefontaine, Hollister**  
**Nays 0**

**All Written reports will be filed with the minutes.**

**Monthly Vouchers for Abstract # 5 of 2016**                    General Fund V#16-5-1/25 \$27,680.69

Highway Fund V#16-5-1/7 \$ 39,569.69

**Motion** to pay the monthly vouchers made by Councilperson Hollister and seconded by Councilperson Prefontaine.

**ADOPTED**                    **Ayes 5 Armstrong, Rozell, Safka, Prefontaine, Hollister**  
**Nays 0**

Supervisor is working with a gentleman on the town's electric costs trying to get a better rate. I want our budget officer to take a look at it and discuss with other board members. It looks like a significant savings. A fixed rate for three years and cut it by 50%.

**Adjourned at 9:45 PM**  
**Respectfully submitted,**

**Julie Millett**  
**Town Clerk**