

**TOWN OF WHITEHALL**  
**REGULAR MEETING @ 7 PM**  
**57 SKENESBOROUGH DRIVE**

**December 20, 2017**

**BOARD MEMBERS PRESENT:** George Armstrong – Supervisor  
John Rozell-Councilperson  
Stephanie Safka – Councilperson  
Timothy Kingsley-Councilperson  
David Hollister-Councilperson

**OTHERS PRESENT:** Town Clerk, Julie Millett; Highway Superintendent, Louis D. Pratt II; Town Attorney, Erika Sellar-Ryan; Whitehall Times Reporter, Matt Saari; Heritage Director, Carol Greenough; Compliance Officer, Vernon Scribner; Rec. Leader, Julie Eagan, John Millett Jr, S.E.P. Rep. and Millett Farms LLC, Joe Pinkowski, David Waters, Teresa Austin and Chris Dudley Sr.

Supervisor opened up regular meeting with Pledge of Allegiance to Flag and prayer.

Supervisor opened up the floor for public comments.

Dave Waters wanted to know if the Boardman Cemetery could get some dirt from the highway department so they can stockpile it for where the graves have sunk in. Louie gave them permission to use some from the town.

Teresa came asking the town permission to use the park for sliding for the younger kids. Attorney saw no problem with it. Councilperson Hollister would just like adult supervision when kids are there.

**Bid Opening for 2018 Chevrolet Silverado 3500 HD.**

Advertised in the Whitehall Times on 11/23 & 11/30/17.

Received one bid on December 19, 2017 from Ross Chevrolet for \$32,598.00.

Should be able to get around \$7,000 for old truck which is a 2009.

**Motion to** award truck bid to Ross Chevrolet made by Councilperson Hollister and seconded by Councilperson Safka.

Councilperson Rozell asked if we should advertise the old truck, but Louie would like to hold off because the new truck won't be ready till April. Councilperson Kingsley asked if it was worth it to just put a new bed on the old truck and Louie stated not a good idea.

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

**Motion** to approve prior minutes of November 15, 2017 by Councilperson Kingsley and seconded by Councilperson Safka.

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

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

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

Julie Eagan gave her resignation for Town Justice effective 1/1/2018 to all Board members. She is recommending the Board appoint Justice Thomas Nichols when she leaves. The Village Board has already appointed him as the Village Justice. She is taking a job in the Public Defender's Office. She would like to continue as the Rec. Leader for 2018 and work hourly. Councilperson Rozell will speak to Justice Thomas Nichols on the position.

**Motion** to accept Justice Julie Eagan's resignation effective January 1, 2018 made by Councilperson Rozell and seconded by Councilperson Hollister with regrets.

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

The Board thanked Judge Julie for all her service.

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

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

Planning Board talked about the decommissioning bonds on the two solar projects and see who would be responsible for renewals on them. The solar companies are required to file each year at a 2% increase. The Town Board should keep track of it also so each year there will be something on file. Compliance Officer didn't feel that should be left up to him. It will be around every April because a decision will have to be made in May of every year. Vernon would like to thank George for working with him over the years.

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

Town clerk still waiting for tax bills from the county. They are no longer printing out tax receipts for the towns so a lot more work for tax collector to do. Will need Deputy Town Clerk to work more hours in January. Assessor was working on updating all the sales and address changes before the bills were printed out.

Skene Valley Country Club has notified the Town on renewing the liquor license.

**Town Assessor Report**- no report by Bruce Caza

He was supposed to show up for the board meeting, but never showed.

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

New Supervisor, John Rozell has attended many county meetings with George.

Supervisor would like to appoint Pat Provost to the Washington County Advisory Board to deal with senior issues. He has spoken to Pat and she is willing to do it.

**Motion** to approve Pat Provost to Washington County Advisory Committee made by Councilperson Hollister and seconded by Councilperson Rozell.

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

**Planning Board Report**- written report by Gregg Chappell

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

**Resolution # 51 Budget Transfers**

**Motion to** pass budget transfers made by Councilperson Hollister and seconded by Councilperson Kingsley.

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

Resolution will be filed in the Resolution Book and with the minutes.

**Town Highway Report-** verbal report by Louis D. Pratt II

-Highway monthly reports have been submitted to the Board for their review.

Thanks to Supervisor Armstrong for all he has done for the highway department.

**Motion** to approve all reports made by Councilperson Hollister and seconded by Councilperson Safka.

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

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

Erika Sellar-Ryan has drawn up the 2018 fire contract and need to set up a public hearing date. Date set for January 17, 2018 at 7 PM. Supervisor has given a copy of the contract to Brian Brooks. Councilperson Rozell will get in touch with the fire company to go over contract. Councilperson Kingsley had concerns on the contract where the town is responsible in case of negligence. Erika stated that it is a standard municipal liability contract. Organizational Meeting set for January 2, 2018 at 7 PM.

**Motion** to approve Skene Manor use of Senior Building for their monthly meetings for the months of January, February & March made by Councilperson Hollister and seconded by Councilperson Safka.

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

Erika will be typing up a formal resolution on the PILOT terms and sending over.

**Motion** to accept PILOT agreement on the Millett property made by Councilperson Hollister and seconded by Councilperson Safka for discussion.

Councilperson Safka was confused on the amounts.

Erika stated that the PILOT we are talking about is for the two parcels at the Millett farm. The Millett farm is different than the other two solar projects. When these projects were approved the town was accepting of the exemption and the Town never asked for a PILOT. So, by law the only thing the Town is entitled to on these projects is whatever assessment is actually on the land from the land changing from the agricultural to commercial. John Millett feels that it should be commercial, but the assessor has it coded to industrial. So just to be clear what has happened is it is a NYS exemption that covers the entire cost of the solar project which includes all the infrastructure on top of the ground. Whatever it takes to make that solar project. That is a separate value then the land underneath. So, for example when the land was in ag. production it was for example valued at \$2,000/acre and now the new assessment on the land is valued at \$10,000/acre. What the Town is entitled to is the difference in assessed value in the land as it was before and now as commercial. This solar company had some disagreements with the assessor on how he was valuing it and the solar company grieved the assessment. They came to a resolution with the assessor on what it would be valued at. In the meantime, the solar company approached the town, county and school and offered a PILOT (payment in lieu of taxes). We now know what the addition of taxes the town would get with these projects. The solar company assessments are set for 15 years by agreeing to this PILOT. Councilperson Safka feels that if you run the numbers the town loses money. Erika stated the PILOT money is on top of what the town is already getting on the land increase. Councilperson

Rozell stated the tax money is set. The PILOT program is on top of that. Erika stated that in 2018 for example the total amount including taxes is \$13,416 and also getting about \$4,000 for special district. Erika forwarded this information to the Board when she got it on November 7, 2017. The county passed a resolution stating that if the town approves the PILOT than the county will approve it also.

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

Erika stated that she is still working on the dog control contract. She will work on one for 2018. **Motion** to approve the 2017 Annual Historian Report by Carol Senecal made by Councilperson Safka and seconded by Councilperson Hollister.

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

<b><u>ABSTRACT # 12</u></b>	General Fund V# 17-12-1/21	\$ 8,907.70
	Highway V# 17-12-1/12	\$ 5,140.88

**Motion** made to approve the monthly vouchers by Councilperson Kingsley and seconded by Councilperson Rozell.

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

Supervisor stated that there will be a 330-mile power line coming through Lake Champlain from Canada and go all the way to Queens, NY. Producing 1,000 megawatts of AC converted to DC and when it gets to Queens, NY it gets converted back to AC. It is equivalent to all the power that Vermont uses. Proposing be done in 2022 and the Town will get \$165,000, the county \$235,000, the school \$370,000 and the village \$260,000, escalating 2% every year.

**Motion** to adjourn meeting at 8:15 PM made by Councilperson Safka and seconded by Councilperson Rozell.

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

**Adjourned**

**Respectfully submitted,**

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

