

Town Board Meeting
April 16, 2018
6:30 p.m.

Present: Supervisor Aaron, Councilor Coville, Councilor McCormack, Attorney Smith. Absent: Councilor Badami

Also Present: Allan Wellington, John Cherundelo, Pete Buehler (Skaneateles Fire Department) Cindy Meili, Jim Greenfield, Edward Heinrick, Dick Perkins, Chris Carrick, Gillian Black.

Department Reports

Highway, Water, Transfer Station: Allan Wellington reported the Highway crew had been out plowing 6 times since the last Board meeting which makes it a total of 158 times for the year. The Highway crew had repaired lawns and road shoulders that had been damaged from plowing. They had cleaned up fallen tree limbs due to the high winds. They made equipment repairs and the new highway mower had been delivered. He stated this mower was a budgeted equipment purchase. Highway Superintendent Wellington requested the Board declare the old mower attachment as surplus, for him to take it to auction.

On a motion of Councilor Tucker, seconded by Councilor McCormack, and with unanimous (4-0) affirmation of the Town Board, the New Holland disc mower attachment was declared surplus and could be sold at auction.

In the Water Department they had removed all the winter hydrant stakes, had ordered a replacement water meter for the Richards Farm and received the new utility trailer, this was also a budgeted equipment purchase. At the Transfer Station the new recycling compactor had arrived and is now in service and the next load of baled cardboard was ready for pickup.

Parks Department: In Sue Murphy's absence Supervisor Aaron reported the Parks Department had met with representatives from the Village Tree Committee and The Garden Club on what trees to plant and where in the park. The first area to have trees planted will be the entrance of the Park on the State Street side and the area behind the north field will be cleaned out and new trees planted. Sue had been working on gathering information for the Playday Permit. The baseball and softball fields have the bases out and are being played on. The Park's Department was having a tough time grooming the fields due to the poor weather. The Sims building is being worked on this week and hopefully will open by the end of the week. Sue said the Merry Go Round theater event the Parks Department had planned is going great. She was finishing up the interviews with the lifeguards. They still need playday councilors, DEC and Mandana boat launch attendants, park laborers, Farmers Market assistant and crew leader assistant staff. The Farmers Market starts May 17th for the Thursday market and May 19th for the Saturday market. She also reported she had met with the new Rotary Chair for the pancake breakfast and reviewed the plans for the Rotary Clubs 50th year of the pancake breakfast.

Budget: Budget Officer Bridgett Winkelman reported payroll #8 for 2018 had been completed. And payroll taxes have been submitted,

Fire Department: Pete Buehler submitted the Skaneateles Fire Department Chief's March

Report to the Board. He reported the total number of hours for the month of March for the volunteer firefighters was 696. He reviewed the member rooster and stated the department had two new members but also had two resignations who have moved out of the district. With the lack of affordable housing within the fire district, the younger members continue to the leave. At the Department's April monthly meeting the membership voted to purchase a new engine for Station #1. The new engine will be manufactured by 4Guys Fire Trucks. He stated this will be the third apparatus the department has purchased from 4Guys and it is scheduled for delivery in August 2019. He reported 340 tickets have been sold for the High Stakes Money Drawing and tickets are still available. The drawing will be at the 6th annual Casino Night and High Stakes Money Drawing on Saturday September 22 at Skaneateles Station #1.

Supervisor Aaron stated she attended the Firemen's annual banquet and said the Fire Department recognized three of their members for 50 years of service, Roy Truswell, Dick Perkins and Gregg Surbeck. She also said John Manilla has 65 years of service, Allan Wellington 35 years and Pete Buehler 40 years.

Supervisor Aaron and the Board thanked Pete for the report and the Department's service to our community.

**Report Attached*

Veterans Outreach Coordinator: Cindy Meili, Veteran's Outreach Coordinator reported she had assisted multiple veterans with questions concerning their benefit entitlements and other VA questions. She stated she had been working with the Clear Path for Veterans to get the word out on all the upcoming programming and events at their facility. She is hoping to get a group of Veterans to attend the Wednesday Lunch Canteen, which is a weekly café with a free lunch. She reported that the third Wednesday of each month The Syracuse Vet Center partners with Feed Our Vets to provide free food distribution at the Vet Center at 109 Pine Street, Syracuse. The Central New York Red Cross has provided her with Onondaga County Military Family Resource Guides. She stated Syracuse University holds a free legal clinic for Veterans. She said she had attended an Onondaga County Veterans Advisory Board meeting on a discussion about the War Memorial modernization project

She reported the American Legion Post 239 Operation Christmas Hope helped serve over 60 local Veterans and their families during the holidays with food, toys and gift cards. Over 90 Veterans were honored at the Post on the 29th of March for National Vietnam Veterans Day. On May 19th the Legion will be having an Open House and Information Fair from 11-2pm. The community is invited to come and see all the great things happening at Post 239.

Supervisor Aaron and the Board thanked her for all her work with the Veterans in our community.

Minutes of April 2, 2018: Councilor Coville made a motion to accept the minutes of April 2, 2018. Seconded by Councilor McCormack.

Councilor Tucker	Abstain (absent from this meeting)
Councilor McCormack	Yes
Councilor Coville	Yes
Supervisor Aaron	Yes

Public Comment: No one spoke

CNY Solar Initiative Presentation: Supervisor Aaron introduce Gillian Black from Abundant Solar Power and Chris Carrick from The Central New Regional Planning and Development Board to give the Board a presentation on the Municipal Solar Program planned at the Town of Skaneateles Transfer Station.

Mr. Black stated his company Abundant Solar Power was based out of Saratoga, New York and Toronto Canada. He reviewed with the Board the agenda of the Town of Skaneateles Solar Project. He reviewed what has been done to date. He said the CNYRPDB (Central New York Regional Planning and Development Board) identified the opportunity to solarize municipal sites in the Central New York jurisdiction back in 2015. He stated Optony Consulting was hired to evaluate the site opportunities and they looked at 24 municipalities and narrowed it down to 35 viable sites. The request for proposals was announced in November 2016, and Abundant Solar was awarded the request in April 2017. Since May 2017 Abundant Solar has been working with the CNYRPDB to gather more detailed site-specific utility information to optimize array design and generate potential plans. Abundant Solar has tendered the local engineering work and has selected 3 Central New York firms, LaBella, CHA and B&L Engineering. He stated working with local resources is important to their projects.

He stated Abundant Solar has created preliminary designs for the 35 sites, including production estimates. LaBella has a strong electrical engineering and Abundant Solar has worked with LaBella to estimate connection costs at each site. They have modeled the utility data with the newly defined VEDR (value of distributed energy resources) regulation to clarify financial outcomes for each individual project. VEDR was created as a part of the Energy Reform to measure the value of a kilowatt hour injected into the system at any given time. The State government created this VEDR to measure the value. With this new measuring system Abundant Solar had to revise their projects to account for this measuring system.

Mr. Black reviewed the process moving forward and the solar scenarios available in New York State. There are three scenarios Behind the Meter, Remote Net Metering and Community Distributed Generation (CDG) solar. He explained behind the meter reflects the use of energy on site. Remote net metering is an option where the Town's other meters offsite, can use the power generated at the solar project site. And Community Solar (CDG) allows the opportunity for any electric customer in the Utility Load Zone to purchase the power produced at the site at a reduced rate. This would also include the Town's meters. There would be three types of users; Muni Anchor, Small business and resident. The VDER value is calculated different for each type of user. The two viable options are remote net metering and CDG, Community Solar. Mr. Black explained that in the process moving forward they needed to complete the purchase Power Agreement and lease. The process with National Grid, the power company servicing the Town will need to be completed as well as the permitting process.

Attorney Smith stated that the current Purchase Power Agreement is written assuming the Town would opt for the net metering option not the CDG, Community Solar. If the Board decides to go with the Community Solar option, the Purchase Power Agreement will need to be rewritten. Mr.

Black stated they are willing to work with the Town on any aspect of the Purchase Power Agreement changes.

Chris Carrick, CNYRPDB, stated that the Region Planning Board embarked on these projects this way because it allowed them to bundle the projects and get better prices. They have worked with several communities on smaller projects and these larger solar projects are allowing us better energy savings. And they are very happy with the price reductions.

Mr. Black explained, that the behind the meter option only services what the power is connected to and the remainder of the power goes back into the grid. This option works good for a house or small business. The remote net metering option allows the power generated to be disbursed for use only to accounts that are the same name as the host area. The Community Solar Option is virtually the same as the remote metering, but it allows the energy to be disbursed to all types of users not just the ones that are in the same name as the host.

Mr. Black stated his company Abundant Solar is recommending the Community (CDG) option for the Town of Skaneateles with this project. It makes the most sense and better for the community residents and small businesses to benefit from the solar power generated. He stated the Town facilities would be powered first at 100 % and then the balance would be shared by the community subscribers. Abundant also does all the communication with the utility company, National Grid. And then all the subscribers pay Abundant.

Mr. Black reviewed the site plan of the Transfer Station. The parcel at the Transfer Station is comprised of 72.4 acres and can accommodate a 6,273-Kilowatt array on a portion of the site. The array is estimated to produce 8,728,880 KWHs/year. Each kilowatt hour transfers into a billing credit. With a .065 PPA (Purchase Power Agreement) year one savings are estimated at \$3,699 or approximately 6% of the Town's annual electricity cost. As an "Anchor Tenant" the Town can subscribe to 40% of the total system output, so there is an opportunity to offset future consumption.

Chris Carrick, CNYRPD, said they asked Abundant to be conservative in their estimate on the rate. He stated the savings should be even greater to the town than what Mr. Black is describing.

Mr. Black reviewed more of the saving scenarios to the Town as an "Anchor Tenant" and their subscribers.

Attorney Smith explained to the Board that they needed to choose one of these options; Behind the Meter, which feeds power directly, Remote Net Metering, which would allow all the Town buildings to receive the generated power or the Community Designated Generation (CDG). The CDG option would allow for power to go to all Town buildings and the balance be sold to approximately 500-600 residents. The savings would be a 5% discount on the cost of the KWH/hr of the subscriber. He stated the Village residents would not benefit from this since they do not purchase their electric power from National Grid and subscribers must be National Grid customers. The Village has their own electric system. He stated users would receive 2 bills one from National Grid for the infrastructure and one from Abundant for the power usage, and when you put both the bills together it will be less than your current National Grid bill.

Chris Carrick stated that subscribers could come from a wide area if there are not enough people in Skaneateles. Supervisor Aaron asked if our system fills up and we get a new person in Skaneateles who wants to subscribe, can they subscribe to another CDG in the area. Mr. Carrick stated yes, the subscription is for a five-year period.

Attorney Smith stated the current Purchase Power Agreement is not written to support a Community Solar Project, it was originally done to support a Remote net metering project. They will have to change it to support a CDG. Gillian Black stated that would help prepare the new Purchase Power Agreement. The board will need to give their direction to which type of project they are leaning towards to complete the PPA and the Lease Agreement.

Chris Carrick stated the CDG, Community Solar is the best way to service the community, this is what was referred to in the towns Climate Action Plan. He recommended the Community Solar, CDG option.

Highway Superintendent Wellington question the location of the structures and the location of the membrane of the closed landfill. Gillian Black stated there will be no digging, the structures are above ground and they will be responsible for all the maintenance within the fenced area. Mr. Carrick said the NYS DEC encourages solar projects on brownfields and closed landfills.

Councilor Tucker asked if they guarantee production. Mr. Black stated yes, they guarantee 90% of the estimated amount and we owe you if it does not produce. He also stated the contract with the Town will be for 25 years.

Attorney Smith stated there is a slight risk that the price of electricity will drop over the 25-year contract. Mr. Black said he does not think this will happen, he thinks electricity costs will increase about 2% annually.

Councilor Tucker asked what happens after 25 years. Mr. Black said they could either renew the contract or they would remove the solar facility.

Supervisor Aaron asked if there was a time they needed this agreement by. Mr. Black and Mr. Carrick stated as soon as possible. They still had documents that needed to be provided to the Town and they will work with Attorney Smith.

Attorney Smith asked how long it would take to build the facility. Mr. Black said they want to be up and running by the end of 2019.

Supervisor Aaron thanked Mr. Black and Mr. Carrick for their presentation and stated this would be on the next agenda. She wanted a full Board and Councilor Badami was absent this evening.

Assessment Review Plan: Supervisor Aaron reviewed the letter from Assessor Mike Maxwell reviewing his equalization rate review and assessment update plan.

Attorney Smith stated this did not need to be approved by the Board it was just to inform them of his plan. The schedule for assessment review he has provided is as follows:

Year Schedule	Category of Property
2017	1. All commercial properties (including businesses, apartments, row buildings and condos).
2018	2. All waterfront properties in the Town. 3. All vacant land (non-waterfront) in the Skaneateles School District.
2019	4. All residential/farms/vacant land (non-waterfront) in the Jordan-Elbridge, Marcellus and Moravia School Districts.
2020	5. All residential/farm (non-water front) properties in the Skaneateles School District east of Route 321
2021	6. All residential/farm (non-water front) properties in the Skaneateles School District west of Route 321

In his letter Mr. Maxwell stated to maintain fair property assessments and reduce the chance of further reductions in the equalization rate, he will continue to systematically review and update property assessments. In doing this, it would be very difficult and require significant resources to review all properties every year. He stated he completed a review and update of category 1 in 2017. And had recently completed his review of categories 2 and 3 and changes to these categories will become effective on the tentative roll to be published on May 1, 2018. He will continue to follow this assessment review plan outlined above over the next three years. If time and resources permit, it may be possible to complete one or more of these categories ahead of schedule.

Councilor McCormack asked if this was a better practice than a full Town reval. Attorney Smith stated this is considered a rolling reval and would every property will be reviewed every 5 years it is a standard practice in many Towns. He stated the goal is stay as close to 100% value as the Town can.

Councilor Tucker stated the NYS Comptrollers Office is in the Assessor's office now auditing the Town's Veterans and Agricultural exemptions. Attorney Smith stated the Town of Skaneateles has an unusual amount of large exemptions due to the high assessed value, another reason to keep our property value at 100% assessed value with the State.

Skaneateles Marina Agreement: Supervisor Aaron reviewed the current agreement the Town has with the Skaneateles Marina. She reviewed that the Skaneateles Marina had applied to the Office of General Services (OGS) for floating docks at the Marina site to replace the moored boats there currently. In May of 2017 the Town submitted a letter to OGS with objections. In these objections was the issue of parking. The Board requested the Skaneateles Marina to apply to the Planning Board for a site plan review of the parking on the property. Which they did, and the Planning Board approved a plan.

Supervisor Aaron stated the Marina plan is for the floating docks with 105 slips; 91 slips for their customers, 2 for the Sherriff Department boats, 2 for the Milfoil boats and 10 temporary spaces. She stated the Planning Board and Town Board only had authority to review the on-land portion of this project which is the parking. In the plan approval with the Planning Board the Marina had agreed to some additional landscaping on the north side and landscaping and fencing on the south side.

Supervisor Aaron explained the current agreement with the Marina incorporates the Town's use of the turnaround on the Marina's property and the Marina's building partially encroaches on Town property. For years there has been a license agreement in place and now the agreement is to change the license agreement to an easement. The Board would also like to have some clarification to the issues that have come up with this agreement over the years. The new Agreement address these issues, such as parking, landscaping, hours of operation and maintenance. She stated that Mr. Cherlundelo also agreed to have the Skaneateles Marina share the cost of maintaining the Municipal Boat Launch with the Town up to \$5,000.

Councilor Tucker asked if the shared maintenance was going to be half the cost of repairs and maintenance or a \$5,000 max. Supervisor Aaron stated that it would a \$5,000 max for a calendar year. This was better than before since the Marina paid no cost of the maintenance of the ramp in the past.

On a motion of Councilor Tucker, seconded by Councilor McCormick and with unanimous (4-0) affirmation, the Town Board Supervisor Aaron was authorized to sign the agreement with 1938 West Lake Road, LLC and will support the Marina's application to the Office of Government Services.

**Agreement attached*

NYSERDA Agreement – Clean Energy Communities Program: Supervisor Aaron reported the Town had received the Climate Smart Community Status and had received a \$50,000 grant to support the Town's LED Street Lighting Project.

On a motion of Councilor Coville, seconded by Councilor Tucker and with unanimous (4-0) affirmation, the Town Board Authorized Supervisor Aaron to sign the New York State Energy Research and Development Authority's (NYSERDA) agreement for the \$50,000 Climate Smart Community Status grant effective date April 1, 2018.

Town Hall Cleaning Request for Proposals: On a motion of Councilor McCormack seconded by Councilor Coville and with unanimous (a-0) affirmation of the Town Board, the Board authorized a bid opening for May 3, 2018 at 10:00a.m. for janitorial services for the Town Hall.

Announcements/Correspondence/Updates

Update on Joel Russell's Zoning and Comprehensive Plan Update: Supervisor Aaron stated the Town Board was still waiting for comments from the Village.

Update – Interested individuals for the Austin Park Committee: Supervisor Aaron asked for interested residents to contact her if they are interested in becoming part of the Austin park Committee for future use of the parks.

Update Hamlet Meetings: The next Hamlet meeting will be held in Mandana on April 18th.

Update Open Space Plan: Councilor Tucker reported the Open Space Committee was waiting for a response from Onondaga County.

Update Transfer of Austin Park: Attorney Smith reported to the Board the deed had been filed and it was official, the Town now is the owner of Austin Park. The Board thanked attorney Smith for his work during the long process.

Update City of Syracuse Easement: No update, at this time.

Update Dry Hydrants: Supervisor Aaron stated that the Shannon Harty, Village Director of Municipal Operations is reviewing the project.

Budget Amendments/Adjustments: On a motion of Councilor Coville, seconded by Councilor Tucker and with unanimous (4-0) affirmation of the Town Board the following budget amendments were authorized for the abstract **#18-008:**

General Fund

\$ 230.00	Increase	016802.01.002.00	Central Data Processing – Equip.
\$ 230.00	Decrease	016804.01.004.00	Central Data Processing – C/E

New computers Town Hall – set up / monitors

Highway Town Wide

\$ 2,008.00	Increase	051304.03.004.55	Machinery – C/E – Equip/ Maint
\$ 1.00	Decrease	051304.03.004.00	Machinery – C/E
\$ 2,008.00	Increase	002680.03.000.00	Insurance Recovery

Insurance reimbursement for – Ford Pickup

Abstract #18-008: On a motion of Councilor Coville, seconded by Councilor Tucker and with Unanimous (4-0) affirmation of the Town Board voucher #18-0462 to #18-0553 were authorized from the following funds:

General Fund:	\$ 45,280.13	Part Town:	\$ 5,412.78
Highway:	\$ 19,480.35	Water:	\$ 35,950.16
Sewer:	\$ 2,052.20		
T & A:	\$ 2,067.15		
Total:	\$115,549.78		

On a motion of Councilor Coville, seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Julie A. Stenger
Town Clerk