

DATE: OCTOBER 24, 2019

KIND OF MEETING: TOWN BOARD

WHERE HELD: SCHODACK TOWN HALL

CLERK: DEBRA L. CURTIS

PRESIDING OFFICER: DAVID B. HARRIS

MEMBERS PRESENT: JAMES E. BULT
SCOTT SWARTZ
MICHAEL KENNEY
TRACEY REX

MEMBERS ABSENT:

ATTORNEY: CHRISTOPHER LANGLOIS, ESQ.

COMPTROLLER: PAUL HARTER

OTHERS PRESENT: DAWNE KELLY, ASSISTANT TO THE SUPERVISOR
WILLIAM FILM, DIRECTOR OF REAL PROPERTY (*Arrived at 7:25 p.m.*)

Supervisor Harris called the October 24, 2019 Town Board Meeting to order at 7:00 p.m. with the Pledge of Allegiance and dispensed with roll call. All were present as noted above.

The Supervisor welcomed the students who were present from Columbia High School. He explained that during the meeting, which was known as a workshop, several items would be discussed that pertain to the town. He added that there were no resolutions to be voted upon.

Board Discussion

Planning Board/Lead Agency: S. Harris said a request was made by the Planning Board for the Town Board to concur with their decision to be lead agency for the installation of two solar farms by White River Solar on River Road and Phillips Road. C. Bult asked if White River was the same group that was constructing a solar farm on Brookview Road. S. Harris said yes and added that they were proposing a total of three projects, with two moving forward to date.

Consolidation of Sewer Districts: S. Harris said the consolidation of sewer districts 1, 2, 4 and 7 would be discussed on November 14th.

Library in the Town Park: S. Harris said he had been contacted by local Girl Scout Troop #1493 to obtain permission to place a small library in the park. The library would be set up near the pavilion and offer an exchange of books under the pretense of take one, leave one. He noted this project was part of the Bronze Award for Scouts. C. Bult asked who would be monitoring the library to ensure no books were left to the elements due to overloading of the box. S. Harris said it would be the duty of the girl scouts to monitor the library.

Police Training: S. Harris said a request was made by Officer Roehr to attend a one-day seminar, at a cost of \$495.00, on the use of Tasers. The training would certify him as an instructor for the Tasers which would benefit the department as Sargent Roy is currently the only instructor. He noted the training was a budgeted item and would be added as a resolution for the November 14th meeting.

Police Vehicle: S. Harris informed the board that the Police Chief had requested to solicit bids for a new police interceptor utility vehicle with a not to exceed amount of \$45,000.00. He felt since they would be utilizing capital reserve funds for the 2020 purchase, it would be wise to begin the search now to obtain the best pricing for a 2018 or 2019 leftover. P. Harter said he had spoken to the Chief regarding the purchase and with a vehicle not budgeted for 2020 and with no effect on the tax cap, he saw no issue with him obtaining bids. S. Harris said the police department was also considering replacement of the van in the near future. C. Swartz asked what the van was used for and how many hours a week it was used. S. Harris said it was used for traffic detail but was not sure of the number of hours it was used. C. Bult said he would like to discuss the condition of the van with the mechanics as a request was made by Stuart McKnight a few years ago for body work to be done on the van with the thought that it was in fine mechanical condition. S. Harris said he would check but believed there were possible issues with the frame. C. Swartz asked that the hours of use per week be calculated.

Town Hall Roof: S. Harris explained a detailed report had been generated based on the infrared survey completed by the Garland Company, Inc. The report illustrated the condition of the roof, which was classified as good to fair, noted leaks and showed photos of test cuts for patching. Three options for the roof were given and included \$2,500.00 for basic repairs, \$90,000.00 to \$110,000.00 for a restoration and \$300,000.00 to \$325,000.00 for replacement. He added that the replacement cost would include a forty year warranty. C. Swartz noted the roof on the town hall was flat and required annual maintenance. S. Harris asked if Phelps normally conducted annual maintenance. D. Kelly said she had contacted Phelps for repairing minor leaks and to look at refurbishing the main roof and smaller roofs over Justice Court and the kitchen. C. Bult asked what needed to be repaired to prolong the life of the roof. D. Kelly said small leaks had been resolved and as long as the drains remain clear, there should be no issue. S. Harris added that he and D. Kelly were regularly clearing the drains.

Speed Study: C. Bult asked if there were any results from the speed study of the local developments. S. Harris said Ken Holmes was working with NYS DOT; however, the study had not been conducted to date. He was hopeful that it would be done soon and that they would receive the results in a reasonable time. C. Rex said she had spoken to Chief Belardo who asked that anyone who witnesses someone speeding, contact the police department and file an incident report. He assured her that the issue would be addressed.

Solar PILOT

William Film, Director of Real Properties for Rensselaer County, said under Section 487 of the NYS Tax Law, small solar projects are exempt from taxes but the town could require a solar company to pay a PILOT. The requirement is that within sixty days of receiving

written notice of their intent to come to the town, the town must notify the company of the PILOT payment. If the sixty days lapses, the company would be tax free for fifteen years. The funds from the PILOT would be divided as fifty percent for the school, twenty-five percent to the county and twenty-five percent to the town. He noted the PILOT was not associated with the IDA as other PILOTS do. He explained that the solar calculator from NYSERDA determined the PILOT amount to be \$3,500.00 to \$5,000.00; however, the Town of Brunswick had felt the rate was too low and set their PILOT at \$8,000.00 per megawatt. Mr. Film said it would be up to the Town of Schodack to determine what amount they deemed to be fair for their PILOT. Once the amount is set and an agreement is in place, the county would do the billing for the PILOT payment thereafter. He noted the town would have the option to opt out of the exemption by local law but cautioned that solar companies would refrain from coming to Schodack. S. Harris said it seemed that the town would lose out on taxes based on the land value. Atty. Langlois asked if the exemption would apply to the improvement and not on the land value. Mr. Film said yes. Atty. Langlois followed by asked if a separate tax bill would be created for the land. Mr. Film said it depended on if the land was leased. The agreement between the land owner and company would state who would be paying the taxes and how it would be billed. He noted that the land, if considered under an agricultural exemption, would have the exemption pulled and be taxed under the PILOT as well as other town and special district taxes. S. Harris asked Mr. Film to email him the agreement from the Town of Brunswick. Atty. Langlois asked what would happen after fifteen years of exemption if the town did not charge a PILOT. Mr. Film said they would pay full taxes. C. Bult asked what would happen regarding the projects that have already been approved. Atty. Langlois said it would not apply to those projects. Mr. Film recommended the town plans for the future. He said Schodack Central Schools was on board for the PILOT; however, East Greenbush Central Schools was on the fence. He added that the PILOT did not apply for community solar which would supply power to Schodack only. For that instance, the Town of Brunswick adopted \$6,000.00 per megawatt.

ADJOURNMENT

As there was no further business before the Board, C. Swartz made a motion to adjourn the 10/24/19 Town Board meeting at 7:51 p.m., seconded by S. Harris. Meeting adjourned.

Respectfully Submitted,

Debra L. Curtis
Schodack Town Clerk

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