

Town Board Regular Meeting
Town of Hornellsville
Town Hall - 4 Park Ave, Arkport
Tuesday, July 14, 2021 7:00 PM

Present: Dan Broughton, Supervisor
Ron Kennell, Councilman
James Giglio, Councilman
Robert Mauro, Councilman
David Oakes, Councilman
Recording Secretary: Jessica LaFrance, Town Clerk
Others Present: Jason Emo, Supt of Highways

CALL TO ORDER

The Meeting was called to order at 7:03 PM by Dan Broughton, Supervisor with the pledge of allegiance.

MINUTES

Motion was made by Kennell, seconded by Giglio to accept Minutes of May 11, 2021 as submitted by the Town Clerk.

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

AUDIT OF CLAIMS

Motion was made by Giglio, seconded by Mauro that bills contained on Abstract #6 have been reviewed by the Town Board and are authorized for payment in the amount of \$285,128.51. Bills contained on Abstract #7 have been reviewed by the Town Board and are also authorized for payment in the amount of \$189,354.22

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

TOWN CLERK REPORT

Motion was made by Kennell, seconded by Oakes to accept report read by Jessica LaFrance with fees for the month of May in the amount of \$735.38 and fees for the month of June in the amount of \$1,229.

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

JUSTICE REPORT

Motion was made by Giglio, seconded by Mauro to accept report read by Kennell. For April, Justice Scavo collected \$5,513 and Justice Werner collected \$6,582 with distribution to the Town being \$2,277. For May, Justice Scavo collected \$7,404 and Justice Werner collected \$3,894 with distribution to the Town being \$2,291.

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

CODE ENFORCEMENT REPORT

Motion was made by Mauro, seconded by Kennell to accept report read by Giglio with the activities and mileage for the month of May and June, 2021 by the Codes Officer.

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

PLANNING BOARD REPORT – No Report

BLDGS/INSURANCE – No Report

FINANCE – No Report

HIGHWAY REPORT

Motion was made by Kennell, seconded by Mauro to accept report read by Oakes with activities from the highway department for the month of May.

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

ECONOMIC DEV/BUS. RELATIONS – No Report

PUBLIC SAFETY/FIRE DEPT

Motion was made by Oakes, seconded by Mauro to accept report read by Kennell with activities from the South Hornell Fire Dept for the month of May.

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

SUPERVISOR REPORT – No Report

DEPUTY SUPERVISOR REPORT – No report

COUNTY LEGISLATOR REPORT – No report

RESOLUTIONS

RESOLUTION #5-2021

PILOT CONSENT RESOLUTION
(Eight Point Wind LLC -Wind Energy Project)

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF HORNELLSVILLE CONSENTING TO A PROPOSED PILOT AGREEMENT AND PILOT PAYMENT DISTRIBUTION TO BE PROVIDED BY THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY IN CONNECTION WITH A CERTAIN PROJECT (AS DESCRIBED BELOW) TO BE UNDERTAKEN BY EIGHT POINT WIND, LLC

WHEREAS, Eight Point Wind, LLC, for itself or on behalf of an entity to be formed by it or on its behalf (collectively, the "Company"), has submitted an application (the "Application") to the Steuben County Industrial Development Agency (the "Agency") requesting the Agency's assistance with a certain project (the "Project"), consisting of: (i) the acquisition by the Agency of leasehold, easement or other interest in multiple parcels (or portions thereof) of land located in the towns of Greenwood, West Union, Hartsville, and Hornellsville Steuben County, New York (the "Land"), (ii) the construction, installation and operation on the Land of 25 wind turbines -with a generating capacity of 101.8 MW - together with the associated collection and distribution lines (below grade and overhead), access roads, meteorological towers, substation and an operation and maintenance (O&M) building (the "Improvements"), and (iii) the acquisition and installation by the Company in and around the Improvements of certain items of equipment and other tangible personal property to undertake the Project (the "Equipment"; and, collectively with the Land and the Improvements, the "Facility"); and

WHEREAS, in connection with the Application, and in furtherance of the Project's positive financial impact within the County of Steuben (the "County"), the Company has requested the Agency's consideration for a payment-in-lieu-of-tax agreement ("PILOT Agreement") that would provide twenty (20) years of real property tax exemption relating to the Improvements and a PILOT payment structure as follows: (i) initial fixed annual PILOT payment of \$5,300.00 per Megawatt ("MW") of production capacity for the Project (the "Base PILOT Payment"), which would escalate two percent (2%) per year, compounded; and (ii) requirement to pay all taxes associated with the value of the Land upon which the Project is situated, as assessed prior to the acquisition of the Land and construction and installation of the Project (the "Land PILOT Payments", such Land PILOT Payments to be distributed by the Agency to the Affected Tax Jurisdictions (as defined hereafter) pro-rata based upon each respective annual tax rate); and

WHEREAS, in connection with the application and furtherance of the projects positive impact within the County of Steuben (the "County"), the company has requested the Agency's consideration for a payment-in-lieu-of-tax agreement ("PILOT Agreement") that would provide twenty (20) years of real property tax exemption relating to the distribution systems being built to support the project and a PILOT payment structure which would fix the assessed value at a rate of \$24,950,000 for the life of the benefit period and which provides an initial benefit of 50% of the assessed value which will decline by 2.5% a year through twenty (20) years; and

WHEREAS, the Agency and the Company have further requested the School District's consent to a PILOT distribution structure (the "PILOT Distribution") whereby the Agency would distribute the Base PILOT Payments received from the Company in connection with the Project among Steuben County, the Town of Greenwood, Town of West Union, Town of Hartsville, Town of Hornellsville and the Canisteo Greenwood School District, based upon a negotiated formula: and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF HORNELLSVILLE AS FOLLOWS:

Section 1. The Town Supervisor is hereby authorized to execute and deliver a consent certificate (the "Certificate"), such Certificate to be delivered to the Agency as evidence of the Town's consent to a fixed rate as more particularly described in the attached Schedule A.

Section 2. These Resolutions shall take effect immediately.

Motion was made by Kennell, seconded by Mauro to accept the resolution.

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

Eight Point Wind

Steuben County IDA PILOT Assessment Hornellsville

Hornellsville Tax Rate/\$1,000	\$5.31
County Tax Rate/\$1,000	
\$8.52	
Canisteo Greenwood School District Tax Rate/\$1,000	\$19.32
Total Tax Rate/\$1000	\$33.15
Assessed Value of Construction	

Abatement Year	Total PILOT Revenue	Town Payment	County Payment	Canisteo Greenwood School Payment
Year 1	\$58,013	\$9,293	\$14,910	\$33,810
Year 2	\$60,913	\$9,757	\$15,656	\$35,501
Year 3	\$63,814	\$10,222	\$16,401	\$37,191
Year 4	\$66,714	\$10,686	\$17,147	\$38,882
Year 5	\$69,615	\$11,151	\$17,892	\$40,572
Year 6	\$72,516	\$11,616	\$18,638	\$42,263
Year 7	\$75,416	\$12,080	\$19,383	\$43,953
Year 8	\$78,317	\$12,545	\$20,129	\$45,644
Year 9	\$81,218	\$13,010	\$20,874	\$47,334
Year 10	\$84,118	\$13,474	\$21,620	\$49,025
Year 11	\$87,019	\$13,939	\$22,365	\$50,715
Year 12	\$89,919	\$14,403	\$23,111	\$52,406
Year 13	\$92,820	\$14,868	\$23,856	\$54,096
Year 14	\$95,721	\$15,333	\$24,602	\$55,787
Year 15	\$98,621	\$15,797	\$25,347	\$57,477
Year 16	\$101,522	\$16,262	\$26,093	\$59,168
Year 17	\$104,423	\$16,727	\$26,838	\$60,858
Year 18	\$107,323	\$17,191	\$27,584	\$62,549
Year 19	\$110,224	\$17,656	\$28,329	\$64,239
Year 20	\$113,124	\$18,120	\$29,075	\$65,930
	\$1,711,369	\$274,129	\$439,845	\$997,395

CORRESPONDENCE

The Board was presented with a request by Karin Oyer to add a Slow, Children at Play sign to Beech Street. Emo responded that there’s currently one there and that he can only put them so close together. No action was taken.

The Board was presented with a request by a resident of Old Almond Road in Water District 1 to finish adding water lines to the 4 remaining homes on that road. No action was taken.

The Board was presented with a letter from June Pieklo expressing concern for the way that the Assessor’s Dept is ran, along with other various lack of oversight by the Town. Her main concerns were:

- There were no monthly Assessor reports available on the Town webpage.
At this time the Town Board doesn’t require the Assessor to prepare one, but the Assessor stated that she would be more than willing to prepare one if the Board requests it.
- The Assessor’s yearly salary is too high for her hours of 9-3 on Thursday and none in the summer.
The Assessor’s salary is currently set at \$21,855. The Town found that on Sept 25th, 2017 the Assessor wrote a letter to the Town Board requesting a \$4,000 reduction in pay as she had very little walk in traffic from June - Sept. The Town Board agreed that she could work her summers by appointment. Her salary reduction is reflected in the 2018 budget.
- New photos were not taken for the revaluation, but instead the Assessor used online software to take aerial photos.
Supervisor Broughton called the City of Hornell to find out what pictometry they use for their assessments. He found that they use EagleView provided by Steuben County, the same one as our Assessor used for our 2021 revaluation in Hornellsville.
- The Town’s website has not been properly updated and maintained.
The Town Clerk and the Assessor have been working closely on a project to transition the site and improve the overall operation, while being cost effective. COVID has caused

substantial delays, but we are optimistic that it will be updated and running smoothly very soon. No action taken.

OTHER BUSINESS

Motion was made by Giglio, seconded by Oakes to accept the request made by LaFrance to migrate the current Town website to a new host and publish the newly redesigned website.

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

Motion was made by Oakes, seconded by Kennell to enter into a Road Use and Maintenance Agreement with NextEra – Eight Point Wind.

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

PUBLIC – No comments

ADJOURNMENT

With no further business, on a motion made by Kennell, seconded by Mauro, the meeting was adjourned at 7:56 p.m.

Roll Call: Broughton, Kennell, Giglio, Mauro and Oakes; all ayes. Carried.

Respectfully Submitted,

Jessica L. LaFrance
Town Clerk
July 14, 2021