

TOWN OF OAKFIELD
REGULAR BOARD MEETING
DECEMBER 13, 2022

ROLL

CALL: Supervisor Martin
Deputy Supervisor Wolcott
Councilman Carroll
Councilperson Glor
Councilman Kabel

OTHERS

PRESENT: Town Clerk Haacke
Assessor Flansburg
Superintendent of Highways Schultz
CEO/ZEO Mikolajczyk
Chad Klotzbach, Genesee County Legislator
Robert Ostrander, Resident

Supervisor Martin called the meeting to order at 6:30 pm; followed by the Pledge to the Flag.

Minutes of the November 8, 2022, Regular Board Meeting: **MOTION** Deputy Supervisor Wolcott, second Councilman Carroll to approve the minutes as written.

Ayes: Martin, Wolcott, Carroll, Glor, Kabel

MOTION CARRIED UNANIMOUS VOTE (5-0)

CEO/ZEO

Mr. Mikolajczyk' report is available for review during regular business hours

ASSESSOR

Working on updates

Santa has received and replied to 40 letters in Santa's Magic Mailbox

SUPERINTENDENT OF HIGHWAYS

ROADWORK UPDATE

Kept roads plowed and treated for safe travel

Christmas trees are up and lit

Put up some snow fence

BUILDINGS & GROUNDS:

Security 101 was called for the key fob on Sandy's door—now fixed

Still having problems with security system, alarm and co detectors---Security 101 came

Problems with hot water heater pressure tank, sprung a leak—fixed

Fixed the temperature in the Community room

CEMETERIES:

Sold one grave
One burial
One cremation

PARKS:

All good

EQUIPMENT UPDATE:

All three trucks suited up for winter

LIBRARY:

N/A

MISCELLANEOUS:

Getting road rules from Tim Hens from the county for solar

TOWN CLERK

Abstract 12-2022—**MOTION** Councilman Kabel, second Councilperson Glor to authorize the following:

General Fund	2603-2632	\$39058.85
Highway DA	906-912	\$29373.36
Highway DB	407	\$ 718.21
PartTown B	294-297	\$ 1771.34
Capital Water	33	\$ 7232.00
	TOTAL	\$78153.76

Ayes: Martin, Wolcott, Carroll, Glor, Kabel

MOTION CARRIED UNANIMOUS VOTE (5-0)

RESOLUTION NO. 29-2022—INTRODUCE PROPOSED LOCAL LAW NO. 1 OF 2022 AND TO SCHEDULE A PUBLIC HEARING

Councilman Kabel offered the following:

WHEREAS, the Town Board of the Town of Oakfield, New York desires to consider adopting legislation to accept “19 NYCRR Part 1203 Uniform Code and the Energy Code: Minimum Standards for Administration and Enforcement with Amendments”;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Oakfield, New York that proposed Local Law No. 1 of 2022, entitled “Accepting 19 NYCRR Part 1203 Uniform Code and the Energy Code: Minimum Standards for Administration and Enforcement with Amendments”, which proposed Local Law is now in the final form as appears by a copy thereof hereto attached, be and the same hereby is introduced for adoption; and

BE IT FURTHER RESOLVED that said proposed Local Law be laid upon the desks of the members of this Town Board on this date and remain there and a copy thereof be kept on file in the office of the Town Clerk until December 27, 2022 and that a public hearing be held before this Town Board on the

27th of December, 2022 at 4:30 pm at the Town of Oakfield Community and Government Center, 3219 Drake Street Road, Oakfield, NY 14125 on the advisability of enacting said proposed Local Law; and

BE IT FURTHER RESOLVED that a copy of said proposed Local Law be mailed to each member of the Town Board not in attendance at this meeting in a postpaid, properly addressed and securely closed envelope in a post box within the Town of Oakfield, New York, not less than ten (10) calendar days, exclusive of Sunday, prior to the date of said public hearing; and

BE IT FURTHER RESOLVED that the Town Clerk shall cause notice of said public hearing to be published once in The Daily News at least five (5) days prior to the date of said public hearing, which notice shall contain the time and place of said hearing, the title and purpose thereof, as well as a statement that a copy of said proposed Local Law is on file in the Town Clerk's office.

Dated: December 13, 2022

Second: Deputy Supervisor Wolcott

Ayes: Martin, Wolcott, Carroll, Glor, Kabel

APPROVED UNANIMOUS VOTE (5-0)

Year end meeting and Organizational Meeting

MOTION Deputy Supervisor Wolcott, second Councilman Kabel to set the Year End meeting for December 27, 2022, at 4:40 pm and the Organizational Meeting for January 3, 2023, at 4:30 pm.

Ayes: Martin, Wolcott, Carroll, Glor, Kabel

MOTION CARRIED UNANIMOUS VOTE (5-0)

RESOLUTION NO. 30-2022—AUTHORIZATION FOR TOWN SUPERVISOR TO EXECUTE CIDER SOLAR PILOT AND HOSTS AGREEMENTS

Councilperson Glor offered the following:

WHEREAS, on July 25, 2022, the Hecate Energy Cider Solar LLC ("Hecate") was issued a Siting Permit for a Major Renewable Energy Facility (the "Permit") by the State of New York Office of Renewable Energy Siting ("ORES"), pursuant to Executive Law Section 94-c ("Section 94-c"), for a 500-megawatt solar energy facility to be located in the Towns of Elba and Oakfield (the "Cider Solar Project"); and

WHEREAS, Section 94-c and the Permit require that Hecate provide host community benefits for the Cider Solar Project, such as payment in lieu of tax ("PILOT") payments pursuant to a PILOT agreement, other payments pursuant to host community agreements ("Host Agreements"), and utility bill reductions; and

WHEREAS, after extensive negotiations facilitated by the Genesee County Economic Development Center ("GCEDC"), GCEDC, the host taxing jurisdictions, including the Towns of Elba and Oakfield, Genesee County and the host school districts, and Hecate have reached an agreement in principle on the financial terms for the PILOT Agreement and Host Agreements for the Cider Solar Project, which agreement, entitled Cider Solar Project Financial Term Sheet ("Term Sheet"), is annexed hereto as Exhibit A: and

WHEREAS, the non-binding Term Sheet would form the basis for the financial terms of a 30-year PILOT agreement between Hecate and GCEDC ("PILOT Agreement") and Host Agreement between

Hecate and the Town of Oakfield (“Oakfield Host Agreement”) for the Cider Solar Project, which would memorialize and make binding the financial benefits to the Town of Oakfield from the Cider Solar Project, as summarized in Exhibit A, Exhibit C, and Exhibit E to the Term Sheet; and

WHEREAS, at its November 9, 2022 meeting, the Board introduced the Term Sheet for review to consider granting the Town Supervisor the authority to execute the PILOT Agreement and Oakfield Host Agreement on behalf of the Town of Oakfield so long as the PILOT Agreement and Oakfield Host Agreement are substantially consistent with the terms of the Term Sheet; and

WHEREAS, the Board has had an opportunity to review the terms of the Term Sheet and understands its contents; and

WHEREAS a public hearing on the financial terms proposed in the Term Sheet was held by the GCEDC on November 28 at 6:30 PM at the Oakfield Community and Government Center, located at 3219 Drake Road.

NOW THEREFORE BE IT RESOLVED, that the Board approves the terms of the Term Sheet affecting, relating to or benefiting the Town; and

IT IS FURTHER RESOLVED, that Board finds that entry into the PILOT Agreement by the GCEDC and Oakfield Host Agreement by the Town, in terms substantially consistent with those presented in the Term Sheet, are in the best interests of the Town of Oakfield; and

IT IS FURTHER RESOLVED, that the Board authorizes the Town Supervisor to enter into the PILOT Agreement and Oakfield Host Agreement on behalf of the Town of Oakfield, so long as the PILOT Agreement and Oakfield Host Agreement are substantially consistent with the terms of the Term Sheet, and execute those documents necessary to memorialize such agreements, the execution thereof by the Town Supervisor to constitute conclusive evidence of such consistency and approval.

Seconded: Councilman Kabel

Ayes: Martin, Wolcott, Glor, Kabel

Abstain: Councilman Carroll

APPROVED VOTE (4-0-1)

SUPERVISOR

MOTION Councilman Kabel, second Deputy Supervisor Wolcott to approve the Supervisor’s report as written.

Ayes: Martin, Wolcott, Carroll, Glor, Kabel

MOTION CARRIED UNANIMOUS VOTE (5-0)

LIBRARY LIAISON

Councilperson Glor believes there is a meeting tomorrow evening

OLD BUSINESS

The new phone system is set to be installed on December 21, 2022. Phone system will be down at least half a day.

Sexual Harassment and Workplace Violence training is December 14, 2022 at noon.

NEW BUSINESS

Carpet Cleaning

Deputy Supervisor Wolcott will get prices on getting all the carpets cleaned at the Town Building. Funds will come from APRA funds.

Adjournment: MOTION Councilman Kabel, second Deputy Supervisor Wolcott to adjourn the meeting at 7:08 pm.

Respectfully submitted,

Melissa M. Haacke,
Town Clerk