

7:00PM

TOWN OF TULLY
PUBLIC HEARING ON THE 2024 TOWN BUDGET
FOLLOWED BY A PUBLIC HEARING ON THE
SKY HIGH SOLAR APPLICATION OF (BORALEX)
FOR A SPECIAL USE PERMIT FOR A TIER 3 SOLAR PROJECT

Members Present: Supervisor John Masters
Councilor John Snavlin
Councilor Christopher Chapman
Councilor Frank Speziale
Councilor David Meixell

Town Clerk Susan Vaccaro

Others present: Town Attorney Robert S. DeMore, Financial Officer Thomas Chartrand, Parks & Rec Director Sarah Panzarella, Highway Superintendent John Herold, Fire Captain Chad Wakula, Fire Commissioner Ed Wortley II, *The Tully News* Editor Ben Bibik, Martin Zanghi (ANS Geo), Alexandra Dutt (Boralex), Lisa Downing-Schmidt (TRC), Paul Sheneman, Town Engineer, Chris Lawton, Engineer, Barton & Loguidice, Jennifer Gallagher, NY Citizens Audit, Allen Q., Kevin C.

Supervisor Masters called for questions from residents on the 2024 Town Budget.

7:10PM There being no questions regarding the town budget, a motion to close the public hearing was made by Councilor Snavlin, seconded by Councilor Meixell. Motion carried.
(Masters, Snavlin, Speziale, Meixell, Chapman) Ayes 5 Nays 0

7:15PM The public hearing for the Sky High Solar application for a Special Use Permit began at this time. Martin Zanghi, a representative from the company, gave a brief presentation on the project.
There were questions by several residents regarding ponds, wetlands and the eight-foot fence surrounding the site. Mr. Zanghi answered all questions as a brief discussion followed.

7:25PM Motion by Supervisor Masters, second by Councilor Snavlin to close the public hearing. Motion carried.
(Masters, Snavlin, Speziale, Meixell, Chapman) Ayes 5 Nays 0

REGULAR TOWN BOARD MEETING
TOWN OF TULLY
TOWN HALL
5833 MEETING HOUSE RD TULLY NY

7:30pm Supervisor Masters declared the town board meeting open and led in the Pledge of Allegiance.

Mr. Masters started off by reading the Sky High Solar resolution as follows:

RESOLUTION 93-23

“Resolution to approve the application of Sky High Solar LLC for a special use permit and site plan approval for their proposed Tier 3 Solar Energy System located at 1350 Sky High Road, Tully, NY.

(To the town board) You have been provided with a copy of the full resolution.

The project consists of a 20-MW solar array system located on lands which have been approved previously for a solar overlay district.

The board has been provided with a copy of the recommendation for approval of this project as submitted by the Tully Joint Planning Board who reviewed the application.

The SEQRA review was completed in a coordinated review combining both the application for an overlay district and the special use permit. That review determined that the project would not cause any significant environmental impact, and a negative declaration was issued.

As contained in the recommendation provided by the Tully Joint Planning Board, the town engineer thoroughly reviewed the project and reported his findings as outlined in that recommendation. (Cont’d on next page)

Public hearings were conducted for both the overlay district and for the special use/site plan review. All neighboring property owners were notified of these public hearings as required by our local law.

The special use permit/site plan were referred to Onondaga County Planning, and their report was addressed by the Tully Joint Planning Board and also by our town engineer. No modifications were recommended by the County Planning Board.

The local fire department was contacted regarding access roads through the project and commented on same.

The applicant has obtained the required Onondaga County Department of Transportation highway access and has also prepared a storm water pollution prevention plan.

The applicant has designed the project to minimize impacts to wetlands and also farmlands.

I move the approval of the application for this special use permit and site plan approval subject to the following:

1. That the applicant and the Town of Tully enter into a decommissioning agreement.
2. Establish the decommissioning security agreed to by the terms of the decommissioning agreement.
3. Enter into a pilot agreement with the Town of Tully.
4. Obtain the required building permit from the Town of Tully zoning and building department.
5. Prior to the issuance of the building permit, the applicant must file a storm water discharge permit with the Town of Tully zoning and building department.
6. Compliance with the approved operation and maintenance plan and the decommissioning plan, making all payments and providing bonds as may be required."

Call for a vote.

John Masters	Voting Aye
Frank Speziale	Voting Aye
Chris Chapman	Voting Aye
David Meixell	Voting Aye
John Snavlin	Voting Aye

(The full text of the resolution is at the end of these minutes.)

Approval of Minutes

The minutes of the October 11th continued public hearing and regular town board meeting were made available via email. Motion was made by Councilor Speziale and seconded by Councilor Chapman to approve the minutes. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Vouchers

Motion was made by Councilor Snavlin, seconded by Councilor Speziale to pay the audited bills out of the proper funds. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Financial Report

Mr. Chartrand reviewed receipts and disbursements for the month of October and included NYCLASS interest which is up to 5.72%, court fines are up, and parks and rec fees were up \$32,000 to budget. We also received two site plan developer fees. Ambulance recoveries were \$70,000. Tom also reviewed general spending and revenues.

Motion was made by Councilor Speziale, seconded by Councilor Snavlin to accept the financial report. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Next, Mr. Chartrand had the following transfers:

TOWN OF TULLY
Date: November 8, 2023

To: Town Board

From: Tom Chartrand

Re: Budget Transfers

GENERAL Town wide

From:			
A599	Surplus	Recreation Field use	10,000.00
A1990.4	Contingent	Contractual	500.00

A7110.2	Parks	Equipment	1,000.00
			Total <u>\$11,500.00</u>
			=====
To:			
A1410.4	Town Clerk	Contractual	500.00
A7110.4	Parks	Contractual	1,000.00
A7320.4	Joint Youth Proj.	Contractual	10,000.00
			Total <u>\$11,500.00</u>
			=====

Motion was made by Councilor Snavlin, seconded by Councilor Meixell to approve the transfers as indicated above. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Motion to approve the bank reconciliation. Motion by Councilor Meixell, seconded by Councilor Speziale. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Resolution 94-23

Motion to adopt the preliminary budget as the final budget for 2024. Motion by Supervisor Masters, seconded by Councilor Snavlin. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Highway

John Herold reported on the following highway activities:

- Good month; had a couple of repairs
- We are ready for winter; all trucks suited up and ready to go
- We plan on winterizing the bathrooms at the concession stand tomorrow
- The highway building committee met, discussed our options, and visited two buildings in the area – one in Otisco and the other in Preble. We will be meeting again to discuss some options. Discussion followed.
- Still working with FEMA; project and funding looks promising; will keep the board updated
- Lastly, John asked Ben Bibik to put Article 1219 in the Tully Newsletter again to remind all residents about putting snow in the roadways; Ben agreed.

Ambulance

Fire Captain Chad Wakula reported on the following ambulance activities:

1. Number of EMS calls for October was 57
2. Medic Car is in the shop being repaired
3. A-1 had repairs to its injectors; A-2 will be going to get brakes fixed
4. Vehicles have been prepped for winter

Parks & Recreation

Sarah Panzarella, the parks and rec director, reported that basketball registration is open. As John Herold mentioned earlier, we will be closing the bathrooms for the winter. And after the New Year, we'd like to discuss Green Lake. Brief discussion.

Fire

Ed Wortley reported that they've done some training over on the Banner Road property. A sign will be going up over there "Future Home of the Firemen's Training Center."

Updates from the Supervisor

Supervisor Masters reported on the following:

Resolution 95-23

Town of Tully, County of Onondaga, State of New York
 RESOLVED, that pursuant to Section 6-c of the General Municipal Law, as amended, the Town Board of the Town of Tully hereby authorizes the expenditure of \$297,500.00 plus posted interest until receipt of equipment from the Ambulance Reserve Fund. This resolution is subject to a 30-day Permissive Referendum. The purpose of this Reserve Fund is to accumulate moneys to finance the cost of Ambulances and Ambulance Equipment. The type of equipment to be financed from the Reserve Fund is the acquisition of a 2024 F450 Chassis with a Braun Express Plus One Ambulance Module on HGAC Contract #AM10-23. Dated November 8, 2023

Supervisor Masters made the motion to authorize the expenditure of \$297,500.00 as indicated in the above resolution. Second was by Councilor Snavlin. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Next, Mr. Masters advised that the winning bid for the Rt. 11A Water District pipeline is Randsco Pipeline, Inc. Brief discussion followed after which came the following motion:

RESOLUTION 96-23

Motion to approve the award letter to Randsco for Alternate One for the HDPE pipe at a cost of \$1,012, 580.00. Motion made by Councilor Snavlin. Second by Councilor Speziale. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Chris Lawton, the engineer from Barton and Loguidice, added that all the easements are in place and the contractor would like to start as soon as possible, November or December.

Supervisor Masters added that there were two amendments to the contract. Brief explanation ensued.

RESOLUTION 97-23

Motion to approve and sign the amendments was made by Supervisor Masters. Second by Councilor Meixell. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Mr. Masters mentioned the phone system again for the town hall which is still an issue and said there would be another meeting with the vendor next week.

RESOLUTION 98-23

Motion to approve the town supervisor's attendance at the New York City Association of Towns Conference in February. Motion by Councilor Snavlin. Second by Councilor Speziale. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Public Input from the Floor

Jennifer Gallagher, a resident of Fabius, and a volunteer with the NY Citizens Audit, gave a presentation on the audit of the 2022 Election. She explained that there had been more votes in that election than voters. She added that 54 towns in New York have signed a resolution calling for an audit of that election. And she asked the town board tonight to sign the resolution. Brief discussion followed with questions by board members. Tabled until next meeting.

Legal Update

Town Attorney Robert DeMore advised that the town get started now on updating the zoning. There was discussion on what Barton & Loguidice would charge to work with the town on revising the zoning, and it was suggested that they would possibly charge \$5,000.

RESOLUTION 99-23

Motion to contract with Barton & Loguidice to work with a committee on updating the zoning laws. Motion by Supervisor Masters. Second by Councilor Snavlin. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Next, there was discussion as to who might be on the committee. Mr. Masters suggested several residents including TJ Shaw, Carolyn Fogg, Dennis Daly, Sarah Panzarella, Steve Bielecki, Dave Meixell, and Bill Ralbovsky.

RESOLUTION 100-23

Motion to ask the aforementioned residents if they would agree to be on the committee to update our zoning laws. Motion by Councilor Speziale. Second by Councilor Snavlin. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

RESOLUTION 101-23

Motion to reappoint Ed Wortley II to the fire commissioners for another term beginning January 1, 2024. Motion by Councilor Speziale. Second by Councilor Meixell. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

EXECUTIVE SESSION

Motion to move into Executive Session at 8:30 to discuss a personnel matter. Motion by Councilor Snavlin. Second by Councilor Chapman. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

RESOLUTION 102-23

Motion to move out of Executive Session at 8:45 and appoint Michael Decker as Assistant Code Enforcement Officer for Tully and pay him \$1000 per month effective December 1st and include a cell phone in his salary as well. Motion by Councilor Snavlin. Second by Councilor Meixell. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Motion to Adjourn

Motion was made by Councilor Snavlin, seconded by Councilor Speziale to adjourn the meeting at 8:50pm. Motion carried.

(Masters, Speziale, Chapman, Snavlin, Meixell) Ayes 5 Nays 0

Respectfully submitted,

Susan Vaccaro, Town Clerk