

**Town of Jackson Town Board Meeting
March 1, 2023**

The Town Board of the Town of Jackson met on March 1, 2023 at 7:30 PM at the Town Hall for the regular monthly meeting.

PRESENT:

- Jay Skellie..... Supervisor
- Travis Rea..... Councilman
- Edward Rouse..... Councilman
- Molly Dixson..... Town Clerk
- Sean Carney..... Highway Superintendent
- Donna Nolan..... Budget Officer

Also present: Planning Board Chair Amy Maxwell, Planning Board members Mark Mahoney, Kelly Donahue, Tim Thomas, Erik Vandenberg and Irene Headwell, residents Harry and Sue Terrell

Absent: Councilwoman Jennifer VanDeWater, Councilwoman Carol Rich was not in attendance but did listen in on the proceedings of the meeting via phone call.

Salem Fire Department Report – Salem Fire Chief Bob Graham passed on the Salem Fire Dept.'s report of activity for the month of February, 2023.

- 10 calls (7 in Salem, 3 Mutual Aid).
- Several trainings were completed including station maintenance, ice water rescue and fast team with the Town of Hartford.
- Fund raising events such as the Chicken BBQ and Sunday Breakfast were held.
- The monthly Fire Dept. meeting was held and the Chief attended both the Jackson and Salem Town Board meetings.

Total hours for the year so far: 961

RESOLUTION #19-23

A motion by Councilman Rouse, seconded by Councilman Rea; Resolution passed 3-0, **to accept the February 1st meeting minutes as read.**

RESOLUTION #20-23

A motion by Councilman Rea, seconded by Councilman Rouse; Resolution passed 3-0, **to approve the Town Clerk & Supervisor Reports for February 2023 as follows:**

Town Clerk Fees to Town	\$37.98
Supervisor Receipts	\$4,885.50
Supervisor Disbursements	\$57,535.23

REPORTS

Highway – Superintendent Carney was present to report on the Department’s activity over the month of February. The Highway crew has been keeping up on plowing and sanding. Repairs were made on the ’02 truck as a tire was blown and the king pins were replaced. Sup. Carney advised of an upcoming meeting with McFarland Johnson, the engineering firm completing the bridge project on Murray Hollow. He also mentioned a damaged culvert on Sutherland Road that will be repaired by SLIC Broadband Internet due to a wiring issue. He has yet to hear back on estimates regarding purchasing a new generator for the Town Barn. He has also been looking into pricing on newer trucks. Councilman Rouse asked Sup. Carney if ARPA funds can be used to replace road signs. Supervisor Skellie said he was not sure about this but the Town could purchase signs for a discounted rate from the County if not. Sup. Carney said we need to purchase and replace some new stop signs for the Town as well as street signs.

Planning Board – Chair Maxwell was present to report on February’s Planning Board meeting:

- Terrence Nolan of Newleaf Energy and the Board reviewed the draft Escrow Agreement between the Town and Newleaf, who currently owns the Jackson Solar 1, LLC project. Corrections and changes were made to the document and Mr. Nolan offered to share a newly edited draft within a couple of weeks following the meeting. Once the draft was received, the PB clerk sent on the draft to Whiteman, Osterman and Hanna for further review.
- The Board went through the Conditions of Approval with Mr. Nolan as stated in the May 4, 2021 Resolution approving site plan for Jackson Solar 1, LLC. Mr. Nolan requested clarity on which items needed to be completed by the May 4, 2023 deadline when the solar moratorium is up. After some confusion regarding whether or not the company needed to complete a building permit from County Code Enforcement, Mr. Nolan presented the permit which appeared to be required for large scale solar. After the meeting, Board Member Mark Mahoney spoke with Code Enforcement to clarify and the Board learned that in fact, the building permit is not required for commercial solar, despite the confusing building permit application.
- Chair Maxwell advised that there is still leftover money in an account which was paid by Borrego Solar for consultation fees. These leftover funds can be used to pay Barton & Loguidice and Whiteman, Osterman and Hanna LLP for recently billed amounts regarding Jackson Solar 1, LLC. Chair Maxwell also expressed her concerns over feeling rushed by Newleaf with the project in the last couple months before the end of the moratorium. The Town is still waiting on a finished draft of the Escrow Agreement so we can move onto receiving the bond money.
- Board Member Kelly Donahue presented the PB with a revised and color-coded draft of the subdivision checklist. The Board reviewed the draft and advised the Town Board of a small change that needs to be made to the Subdivision Regulations to coincide with the checklist, as it is not stated in the regulations that a survey plat must contain remaining lands and a locus map and this is in fact required.

OLD BUSINESS

- Town Board Member Travis Rea reported that David Klingebiel has agreed to take over as Town Attorney. Mr. Klingebiel has a rate of \$200 an hour and has also taken on Legal Council for the Town of Salem as well. Travis shared that he thought Klingebiel was a good choice as he works quickly and efficiently.
- The Town Clerk is still waiting to hear back from the Cambridge American Legion on whether or not they will be able to cook for the Volunteer Dinner. The date has been set for Saturday March 25th, and in the event the Legion will not be able to cook the Clerk will find a caterer for the event.
- Following last month's meeting, the Supervisor realized a Public Hearing needs to be set for the Town to approve the Volunteer Fire and EMS property tax exemption offered through the state.
- Supervisor Skellie spoke to acknowledge the wonderful job the Planning Board has done with the Solar Law. After mulling over his advisement that the PB should add Section 6:8 on page 8 of the draft law, he now feels this part should be taken out as it sounds dangerously close to ag. zoning. He instead devised a paragraph that states solar projects will be reviewed by the Co. Ag. Land Protection Board who will then forward onto the NYS Ag. Commissioner for consideration. The Town and Planning Board's both agreed that it is best to let the marketplace dictate these types of projects. Following the meeting, the Town Clerk will make the corrections for the draft law to then be sent out to the Town Attorney and followed by the Co. Planning Agency for their end of March meeting.
- No word regarding the Highway Contracts as the Town is still in negotiations with the Union representative.

RESOLUTION #21-23

A motion by Councilman Rea, seconded by Councilman Rouse; Resolution passed 3-0, **to approve appointing David C. Klingebiel as Attorney to the Town of Jackson, effective immediately.**

RESOLUTION #22-23

A motion by Councilman Rea, seconded by Councilman Rouse; Resolution passed 3-0, **to set the date for the public hearing on Local Law #1-23, a law to change the Subdivision Regulations to require certain information on a survey plat when applying for a subdivision, to April 5th, 2023 at 8:05 pm.**

RESOLUTION #23-23

A motion by Councilman Rouse, seconded by Councilman Rea; Resolution passed 3-0, **to rescind Resolution #16-23, a Resolution to approve offering a 10% real property exemption to volunteer fire and medical personnel, due to the requirement of needing a public hearing.**

RESOLUTION #24-23

A motion by Councilman Rea, seconded by Councilman Rouse; Resolution passed 3-0, **to set the date for the public hearing on Local Law #2-23, the a law to offer a 10% Volunteer Fire and EMS Real Property Tax Exemption to April 5th, 2023, immediately following the public hearing for LL #1-22 23.**

RESOLUTION #25-23

A motion by Councilman Rea, seconded by Councilman Rouse; Resolution passed 3-0, **to set the date for the public hearing on Local Law ~~#2-23~~ #3-23, a law to permit certain utility scale solar energy facilities in the Town of Jackson, to April 5th, 2023, immediately following the hearing for ~~the 10% real property tax exemption for volunteer fire and medical personnel~~ LL #2-23.**

At this time, Supervisor Skellie invited a resident of the Town who was present at the meeting to speak. Gary Terrell told the Board how he lives on Battenkill Evergreens but has had many issues with utility companies such as Spectrum changing their address on bills to Battenkill Woods Way, which is in the Town of Salem. After speaking with the company's customer assistance, they referred them to the Post Office, who then referred them to the Postal carrier who claimed they did not make any changes to their address. Mr. Terrell's daughter, Sue Terrell, spoke to say she lives on the property neighboring her parents and has been having the same issues. At this time, Planning Board member Mark Mahoney advised them to call Washington County Emergency Services as this seems to be an issue with their 911 address. The Terrell's also asked the Board about implementing a speed limit sign on the road. Sup. Skellie said that due to the fact that it is a private road we cannot. Highway Supt. Carney shared a company name they could order a sign from.

NEW BUSINESS

- The Board reviewed the map for the upcoming Great North Bicycle Race being held on Saturday, May 6th. The ride will begin in the village of Cambridge, go up route 313, into Salem and continue back to the village. The Town Clerk will send an email to the sponsor to share expectations the Town has for racers participating in the race.

RESOLUTION #26-23

A motion by Councilman Rea, seconded by Councilman Rouse; Resolution passed 3-0, **to approve the Audit Committee's review of the 2022 justice books on February 25, 2023.**

RESOLUTION #27-23

A motion by Councilman Rea, seconded by Councilman Rouse; Resolution passed 3-0, **to approve the 2022 Supervisor's books as presented.**

Supervisors Report – There was no Supervisor's report for the month.

8:46 PM

RESOLUTION #28-23

A motion by Councilman Rouse, seconded by Councilman Rea; Resolution passed 3-0, **to move into an executive session with the purpose of discussing matters related to collective negotiations under the Taylor Law.**

8:54 PM

RESOLUTION #29-23

A motion by Councilman Rea, seconded by Councilman Rouse; Resolution passed 3-0, **to close the executive session.**

RESOLUTION #30-23

A motion by Councilman Rea, seconded by Councilman Rouse; Resolution passed 3-0, **to approve the payment of the following bills as audited on March 1, 2023, Abstract #3 and authorized the Supervisor to pay said bills from the respective funds:**

FUND	BILL #	AMOUNT
General	11-36	\$118,186.81
Highway	24-44	\$31,087.59
Capital	2	\$25,357.69

RESOLUTION #31-23

A motion by Councilman Rea, seconded by Councilman Rouse; Resolution passed 3-0, **to adjourn at approximately 9:14 pm.**

The meeting was adjourned at 9:14 pm.

Molly Dixson, Town Clerk

[*Amendments in Tracking](#)