

Town of Lyme

12175 NYS Route 12E, Chaumont, NY 13622

June 25, 2025

Special Meeting at 2:30 p.m.

Call to Order

Supervisor Millington called the special meeting to order at 2:33 p.m.

Those present included Supervisor Millington, Councilmember Farrell, Councilmember Bourquin, Councilmember Gosier, Town Clerk Ariana Henderson, Mark Zegarelli, Lynda Jackson, Heather Lipczynski, Julie Grieco, Cathy Ward, Bill Kleftis, Jennifer Kingsley, Bruce Kingsley, Ted Smith, Cara Jerome, Jeff Smith (Municipal Solutions), Rob Campany and Nicole (Fourth Coast Engineering) and Susan Nichols.

Vacant Town Board Seat:

Supervisor Millington announced that there were 5 applicants for the Town Board Vacancy.

Applicants: Greg Hoppel, Cara Jerome, Jennifer Kingsley, Bill Kleftis and Boo Harris. Boo Harris is not an elector of the Town, therefore she can't be considered for the vacancy.

Supervisor Millington suggested that the Board appoint Jennifer Kingsley to the Board. She has an extensive financial background.

Councilmember Gosier suggested Cara Jerome. She will also be on the ballot in November.

Councilmember Bourquin suggested tabling the discussion until the July Meeting.

Resolution 2025-139: Councilmember Bourquin made the motion to table the Town Board Vacancy discussion until the July Meeting; seconded by Councilmember Gosier; all were in favor and the motion was carried.

Town Grant Writer:

Supervisor Millington announced that there were 2 applicants for the Town Grant Writer position.

Applicants: Robin Grovesteen and Morgan Spencer

Supervisor Millington stated that Robin submitted an extensive application and has lots of experience. Morgan didn't provide an application.

Councilmember Gosier clarified that this is not an employment hire but a contract appointment for a six-month term. As such, no formal application will be required. Morgan has expressed willingness to work pro bono. She is a qualified professional who made a strong impression during a previous interview with the Town Board. Julie suggested that the grant writer's work should focus solely on Bicentennial Park.

Councilmember Farrell noted that if compensation is involved, the rate and the official start date of the contract must be clearly documented. He also raised concerns about the lack of detailed invoices provided by the previous grant writer. It was agreed that, moving forward, the appointed grant writer should submit detailed invoices or work reports to ensure accountability and transparency.

Donnie reminded the group that the Consolidated Grant Application is due by July 31, 2025. He also recommended that all interested candidates be interviewed. Both applicants will be invited to give presentations on July 9, 2025, at 6:00 PM before the regular Board meeting. Julie and Donnie will coordinate with the applicants to arrange the presentations.

Highway Garage:

Fourth Coast was present to facilitate a call to Colleen from the USDA about the Highway Garage funding. Rob Campany updated the USDA on the status of the project. The Town Board passed an amended bond resolution. The public referendum passed on May 13, 2025.

During the phone conversation Colleen stated the financing is still in place. Rob confirmed that the Town will continue with the 4 low bids that were awarded last year. The USDA will need copies of the bond resolution, contracts, agreements, and a few other documents. Rob Campany confirmed that the drawings did not change. The Town removed the geothermal heating system from the Garage. The amount of the USDA loan is \$2.6 million at 3.25%. There was a second discussion on supplemental borrowing from the USDA. The current rate is 4.25%. On July 1st the rumor is heard that the rate will increase to 5.25%.

The Town confirmed that they will be putting one million dollars down for the project. Fourth Coast reminded the Town that they will need to pay the contractors for their bond insurance on the project. There were financial details discussed regarding the Highway Garage with Financial Advisor Jeff Smith.

Jennifer Kingsley asked why the amortization schedule was for 30 years if the Town is only borrowing for 25 years? There was a discussion on Class A and Class B buildings. The Town will check with the Bond council on the details of the bond and borrowing.

Bill Kleftis asked about potential grants for the Highway Garage. Jeff Smith explained that grants for Municipal Buildings are very hard and rare to receive.

Town Office:

Supervisor Millington asked the Board to approve Steve Hall to repair the Office Building for \$9,000.00, possibly more once the ceilings are removed. There was further discussion on repairs to the building. Councilmember Gosier stated that we don't have specific prices, therefore we can't approve it. The Board requested a written proposal from Steve Hall.

Councilmember Bourquin stated that we received two quotes for mold remediation in the Town Office Building.

Colello Air Technologies: \$46,794.68

ServPro of Jefferson County: \$36,761.88

Resolution 2025-140: Councilmember Bourquin made the motion to hire ServPro to complete the mold remediation for the Town Offices in the amount of \$36,761.88; seconded by Councilmember Gosier; all were in favor and the motion was carried.

Solar Law:

Supervisor Millington stated the Board should discuss the solar law revisions and then send the law to Attorney Ben Wisniewski for review. Councilmember Gosier stated that we need to make sure the law doesn't get considered excessive by the state and ignored. The Board agreed that the Solar Committee could send a list of questions to Attorney Wisniewski along with the draft solar law.

Resolution 2025-141: Councilmember Bourquin made the motion to send the Solar Committee questions and the draft solar law to Attorney Ben Wisniewski with attention to Page 34 section 14, number 7 (pg. 38); seconded by Councilmember Gosier; all were in favor and the motion was carried.

Summer Rec. Pay:

The Town Board agreed to increase the Summer Recreation employees' pay by 3% in addition to the 3% that was written in the budget. This will include the groundkeeper position.

Resolution 2025-142: Councilmember Farrell made the motion to increase the Summer Recreation employees pay an additional 3% including the groundkeeper position; seconded by Councilmember Bourquin; all were in favor and the motion was carried.

Resolution 2025-143: Councilmember Gosier made the motion to hire Avery Fulmer for the fourth Summer Recreation position; seconded by Councilmember Farrell; all were in favor and the motion was carried.

Highway Garage Contracts:

Supervisor Millington stated that he doesn't agree with a few things and hired a personal attorney at his own cost to review the documents. The Board stated that he can't refuse to sign the documents because he doesn't agree. Councilmember Farrell asked Supervisor Millington if he is refusing to sign the documents. Supervisor Millington responded that he was not refusing to sign them; he just needs a few days to review them. Councilmember Farrell requested that he sign the contracts in front of the public during the meeting. Supervisor Millington agreed to sign the contracts for Highway Garage.

Resolution 2025-144: Councilmember Gosier made the motion for Supervisor Millington to sign the Highway Garage Contracts; seconded by Councilmember Farrell; all were in favor and the motion was carried.

Privilege of the Floor:

Ted Smith presented the following resolution to the Town Board and asked that they send it to Governor Hochul and NYSAC representative Alexandria Regan:

RESOLUTION CALLING ON GOVERNOR KATHY HOCHUL TO VETO S.8012/A.8332 RELATING TO THE ASSESSMENT OF SOLAR AND WIND ENERGY SYSTEMS

WHEREAS, Senate Bill 8012 (Harckham)/Assembly Bill 8332 (Lasher) would amend the Real Property Tax Law to modify the method for assessing solar and wind energy systems by requiring the use of a discounted cash flow approach; and

WHEREAS, the legislation further requires host community benefit payments to be included as expenses, stipulates that federal tax credits be deemed intangible assets and not included in revenue streams, and imposes a standardized formula for determining the assessed value of solar and wind projects; and

WHEREAS, this methodology would result in a significant reduction in the assessed value of large-scale solar and wind installations, thereby diminishing the tax revenue that can be collected by counties and municipalities; and

WHEREAS, often solar and wind energy systems encompass thousands of acres of land, which means municipalities lose a significant portion of tax income due to these projects; and

WHEREAS, the last formula adopted by the State for assessing solar and wind energy systems only taxed the systems at a quarter of their worth which shifts the fiscal burden to residents and small businesses; and

WHEREAS, as a result, corporations are benefiting at a cost to taxpayers in New York State; and

WHEREAS, the cumulative effect of this policy would be to erode the long-term fiscal stability of local governments and unfairly prioritize corporate tax relief over equitable taxation and funding for local services.

NOW, THEREFORE, BE IT RESOLVED, that this governing body strongly urges Governor Kathy Hochul to veto S.8012/A.8332 in order to preserve the ability of local governments to generate fair and adequate tax revenues from commercial energy developments; and

BE IT FURTHER RESOLVED, that copies of this resolution be forwarded to Governor Kathy Hochul, Assemblyman Smullen, Senator Fahy, and the New York State Association of Counties.

Resolution 2025-145: Councilmember Bourquin made the motion to send the resolution to Governor Kathy Hochul to veto S.8012/A.8332 relating to assessment of solar and wind energy; seconded by Councilmember Gosier; all were in favor and the motion was carried.

Adjournment

Resolution 2025-146: Councilmember Bourquin made the motion to adjourn at 4:13 p.m.; seconded by Councilmember Farrell; all were in favor, and the motion was carried.

Respectfully Submitted,

Ariana Henderson

Ariana Henderson

Town Clerk