

**Town of Freedom**  
**Special Board Meeting Minutes**  
**Monday, July 01, 2019**

Board Members Present: Ron Ashworth, John Hill, and Supervisor Randy Lester  
Absent: Jolene Esposito, and Ann Marie Dixon

Others:15

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Meeting called to order at 7:00pm by Supervisor Randy Lester

**I. PLEDGE TO THE FLAG:** Led By Supervisor Randy Lester

**II. Executive Session:**

A) Executive Session regarding Host Community Agreement:

A motion was made to enter into executive session by Randy Lester at 7:01pm, motion seconded by Ron Ashworth.

Roll call: Ayes-3 Ron Ashworth, John Hill  
and Supervisor Randy Lester

A motion was made by John Hill to close executive session at 7:11pm, motion was seconded by Ron Ashworth.

Roll call: Ayes-3 Ron Ashworth, John Hill,  
and Supervisor Randy Lester

**III. Discussion of the Host Community Agreement between Board Members and Invenergy**

Councilmen John Hill started off by telling the public, the reason why the Host Community Agreement is not being given to the public yet is because it's not finalized with the Town Board. It just a preliminary Host Community Agreement. This is why the Board is asking question to Invenergy.

John Hill told Invenergy he liked the fact that they did raise from \$3,000 to \$3,600. He had a question regarding conditions on 5.7 in the event the Town modifies the regulation governing the operation of the project which is Invenergy, leaves them the ability to take a judicial challenge to the Town. John does not feel it's in the best interest of the Town. Invenergy could sue the Town if they don't do everything exactly. Aaron from Invenergy said it's to allow the status quo to remain in place. The Town reserves the right to make changes to the law and regulate with respect to the operation of the project to the extent that Invenergy reserves the right to challenge it. John understands that but he personally would like a change. John does not feel the setbacks and heights of the turbines are safe. Based on GE 450ft turbine the workers have to be 1645ft away. With the Town getting 600ft turbines the worker needs to be 1280ft away but neighboring houses only need to be 1,000ft away. Valessa from Invenergy stated that this information pertains to the Town Law. John Hill disagrees because he states the Host Community Agreement is the Town giving its blessing on the Town Law and everything that's

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included with it. John was against the Town Law that was purposed. John said that the Town Law and the Host Community Agreement need to work together. Aaron stated that they were two separate processes. There was a process to change the Town Law. To the extent of John's concern on setbacks and other things the quorum is in front of a Sitting Board. Aaron said Supervisor Randy Lester spoke in front of them. Aaron said he believes that John was also in attendance for one of the Host Application Conference. The ultimate decision is made by the State Site Board. They will come back and make recommendations. One thing that Aaron does know is the Department of Health, Department of Public Service, and Department of Environmental Conservation all have a long list of items that they include and review. That is a part of a comprehensive review. The Town's Attorney is present, the Town participates as the Host Community, and also citizen groups recommended by different council and have a voice in the process. Aaron said Host Community Agreement is about what benefits the Town; they try to negotiate for being a Host for the project. John asked what advantage is there for our Town to take the Host Agreement as posed to full taxation? Aaron said it depends on what the County I.D.A. does. The benefits are direct payment to the Town. This allows a predictable set payment that comes in the community. Also a Road Agreement were the Host Community Agreement does not just get improvements to bring in items for construction but then after the process is done the roads get restored. Aaron said Host Agreement is to allow the Towns to control their destiny, not putting something in control of the I.D.A.

Councilmen Ron Ashworth- Page 4- Town Monitor -Ron asked if the building inspector can't be there what do the other Towns do. Ron does not feel we should pay to have someone watch them do construction. Aaron stated there will be an engineer to watch the project. The fees and expenses are covered in advance or during the construction phase to insure its being monitored by an engineer. Aaron added that the roads in most cases for the Host Community have significant improvement. It's a process he stated there is an engineer who discusses this with Invenergy, who also discusses this with the Town Attorney. The Engineer is the eyes and ears for the Highway Superintendent and fees for that are rolled into the Host Community Agreement.

John Hill asked the I.D.A. needs to get P.I.L.O.T agreements for producing jobs. At the June Board meeting Randy stated that this will give several good paying jobs from Invenergy. What type of jobs and a salary range? Valessa answered that it's all in the application, about 400 minimum wage jobs during construction phase. Then there will be an operation maintenance facility in Freedom that will have 12 full time jobs after construction phase. Salary range is \$50,000 -\$100,000. John stated that our Town as a requirement for elected officials to live in the Town, he would like to see the workers of the maintain crew live in the Ally Catt area so money does not benefit someone who is not living in the project area. John is concerned it will be a challenge to get someone who is qualified to be able to the work. Valessa said they are committed to hiring locally but bring in someone to do the training.

Ron Ashworth said going by what we are projected to get and that is \$485,900. The budget of the Town is at \$587,000, this won't cover all the taxes. Question is how did they come up with the 14% for the I.D.A. Valessa stated that's on the County website. Ron feels 14% is high he like to see it go down to 10%. Valessa said that 14% is based on the division of the P.I.L.O.T. payment between County, Town and School districts. There is a clause in the Host Agreement were the County standard P.I.L.O.T. for wind is 5,000 per mega watt. In Wyoming

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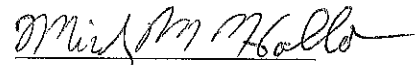
County the County backed off 5,000 per mega watt and they are getting less. It's written that if for some reason Cattaraugus County decided to lower the 5,000 per mega watt P.I.L.O.T. money would go to the Town. Also if another Town gets a certain amount that is higher than Freedom, Freedom would also get the higher amount, if the Town takes the deal. Ron asked about the I.D.A. in Allegany County? Valessa said that all she knew was Farmersville is 28% it has to do with how you manage your County Taxes and Town Taxes. Ron feels the I.D.A. does nothing around here. He would rather see the money go toward the Town for taxes instead of the I.D.A getting a higher percentage.

**IV. ADJOURNMENT:**

Ron Ashworth made the motion to adjourn the meeting at 7:43 p. m. Seconded by John Hill.

Roll call: Ayes-3 Ron Ashworth, John Hill, and Supervisor Randy Lester

Respectfully Submitted by:



Freedom Town Clerk

7/13/2019