

At the workshop of the Town Board of the Town of Elmira, Chemung County, New York held Monday July 13, 2026 at 7:00pm at 1255 West Water Street, Elmira, NY, there were present:

Supervisor	Ann Gerould
Councilmember	Thomas Milliken
Councilmember:	John LeValley
Councilmember:	Albert Lucarelli

Others present

Town Clerk- Tammy Stein

Attorney- Scott Moore

Budget Officer- Mary Joan Glanton

Absent- Deputy Supervisor Scott Bush

Supervisor Gerould called the workshop to order at 7:00pm and lead attendees in the Pledge of Allegiance

Motion was made by Councilmember Lucarelli at 7:01 pm and seconded by Councilmember LeValley to enter into an executive session to discuss a Collective Bargaining Contract. All in favor, motion carried

Supervisor Gerould invited, Budget Officer Glanton to stay for the executive session.

Motion was made by Councilmember Milliken at 7:44pm and seconded by Councilmember LeValley to exit executive session and reconvene the workshop. All in favor, motion carried

Discussion

Supervisor Gerould spoke about the importance of the Town adopting a Local Law regarding E-Bike usage in the Town. The Town Board discussed the proposed Local law. Attorney Moore will review for consideration at the regular Town Board meeting.

Town Clerk Stein spoke to the Town Board regarding a Real Property Tax Law update for 100% disabled Veterans. The Town Board tabled this.

Attorney Moore informed the board of the amendments made to the Watercure Host agreement.

Resolution #107-26

Appoint Noah Ess as Summer Labor for Highway

By Mr. Milliken

Seconded by Mr. Lucarelli

Motion was made to appoint Noah Ess as summer help for the Highway Department effective July 20, 2026 with a rate of \$19.00 per hour.

Aye- Gerould, Levalley, Milliken, Lucarelli

No- None

Absent- Bush

Resolution #108-26

Approve Host Agreement, 386 Watercure Hill Road

By Mr. LeValley

Seconded by Mr. Lucarelli

Motion was made to approve a Host Agreement with CP Elmira One LLC, a Limited Liability Company, and

Resolved, with them making annual payments to the Town for a twenty-five (25) year period commencing on the date of the first Host Community Fee. The first annual payment shall be in the amount of \$2,500 multiplied by the Project capacity. Thereafter, the Host Community Fee shall escalate by three percent (3%) per year, and

Further Resolved, The Parties acknowledge and agree that the Project Capacity is anticipated to be 4.71 MW during the term of the Agreement, and the anticipated Host Community Fees to be paid by the Company to the Town during the term of the Agreement

Further Resolved the full agreement is filed in the Clerk's Office

Aye- Gerould, Levalley, Milliken, Lucarelli

No- None

Absent- Bush

Resolution #109-26

Approve Host Agreement, 386 Watercure Hill Road

By Mr. Lucarelli

Seconded by Mr. Milliken

Motion was made to approve a Host Agreement with CP Elmira One LLC, a Limited Liability Company, and

Resolved, with them making annual payments to the Town for a twenty-five (25) year period commencing on the date of the first Host Community Fee. The first annual payment shall be in the amount of \$2,500 multiplied by the Project capacity. Thereafter, the Host Community Fee shall escalate by three percent (3%) per year, and

Further Resolved, The Parties acknowledge and agree that the Project Capacity is anticipated to be 5.00 MW during the term of the Agreement, and the anticipated Host Community Fees to be paid by the Company to the Town during the term of the Agreement

Further Resolved the full agreement is filed in the Clerk's Office

Aye- Gerould, Levalley, Milliken, Lucarelli

No- None

Absent- Bush

Motion was made by Councilmember Milliken at 8:09pm and seconded by Councilmember LeValley to adjourn the workshop. All in favor, Motion Carried

Tammy Stein, Town Clerk

