

**Danby Town Board
Minutes of Regular Meeting
February 8, 2016
DRAFT**

Present:

Councilpersons: Rebecca Brenner, Leslie Connors, Jim Holahan, Jack Miller

Absent:

Supervisor: Ric Dietrich

Others Present:

Town Clerk	Pamela Goddard
Code Officer	Paul Hansen
Bookkeeper	Laura Shawley
Legislator	Dan Klein
Public	Ted Crane, Garry Huddle

Regular Meeting Opened at 7:06pm

Renovus Presentation

Melissa Kemp and Stefano Breda made a presentation describing a proposal for a solar array on the Town Highway property, Hornbrook Road. They provided information about Renovus Energy and the types of systems which the company has built. Renovus builds a mix of commercial and residential solar installations. The Town can expect cash-flow savings from “day one,” in the range of 8%, on electric expenditures. The installation will have no on-site pollution, will be minimally invasive, and completely reversible. The only impact is driven posts. No concrete will be used. Natural, existing vegetation is left under the panel array.

Breda provided suggestions for location of the proposed array. Following an analysis of the Town’s electric usage and a review of the Hornbrook Road Highway property, Breda identified the best of four possible sites. This will be a grid-connected system. The suggested site is close to the distribution line and has no shading. The suggested site also avoids wetlands on the Highway property.

Through a detailed analysis of current electric payments and potential savings, Renovus proposed that it could offset most, but not all, of the current electric charges. Breda and Kemp provided an explanation what offsets to electric fees would be available to Danby. Through the Renovus proposal, the Town should save approx. \$2,000 or 9% per year on electric expenditures. Savings should increase over time. The discount could be negotiable.

There was extensive Q&A with Board and members of the public. Kemp and Breda were asked whether there are regulatory limits to the size of the installation? Answer: Yes, by statute the size is limited to 2000 kW per property parcel. The size is additionally limited by the distribution line. What type of maintenance of ground cover plants below the array? Answer: No pesticides are used. Vegetation control is through mowing and/or sheep grazing. Goats are not recommended. The array will need to be fenced, per lease agreement. Therefore grazing sheep are easily controlled. Where will the panels be manufactured? Answer: It is possible to use whatever panels the Town would like. Renovus recommended Canadian sourced panels as being most reliable. What is the estimated time line for installation? Answer: A project this size could be installed rather quickly. Kemp predicted that this could be done in a few months. Hansen added that the project proposal stipulates that the project be completed by the end of June.

Warrants

ABSTRACT #2 OF 2016:

GENERAL FUND

#29-71 for a total of \$56,842.70

**Moved by Connors, Second by Brenner. The motion passed.
In Favor: Brenner, Connors, Holahan, Miller**

HIGHWAY FUND

#20-42 for a total \$35,554.03

**Moved by Connors, Second by Holahan. The motion passed.
In Favor: Brenner, Connors, Holahan, Miller**

WEST DANBY WATER DISTRICT

#2-8 for a total of \$991.55

**Moved by Miller, Second by Brenner. The motion passed.
In Favor: Brenner, Connors, Holahan, Miller**

FIRE DISTRICT

#67 for a total of \$499,000.00

**Moved by Holahan, Second by Miller. The motion passed.
In Favor: Brenner, Connors, Holahan, Miller**

NYS Association of Towns Annual Meeting Designate

Connors noted that the Board needed to assign a Delegate to the NYS Association of Towns Meeting. Connors is the only Board member attending this year.

RESOLUTION NO. 26 OF 2016 - DESIGNATE DELEGATE TO ASSOCIATION OF TOWNS ANNUAL MEETING

Resolved, That the Town Board of the Town of Danby designates Leslie Connors as its voting delegate to the 2016 Annual Meeting of the NYS Association of Towns.

**Moved by Brenner, Second by Holahan. The motion passed.
In Favor: Brenner, Connors, Holahan, Miller.**

Legislator's Report

Dan Klein reported on several items. Tompkins County has initiated a Housing Needs Survey, to update and determine the current housing needs in Tompkins County. This can be completed by anyone living in Tompkins County. Klein encouraged community members to take the survey. There was a discussion regarding ways to extend awareness of the initiative. The survey needs to be completed by February 22.

Klein reported that there is a potential change to Civil Service job applications. The County is considering adopt a "Ban the Box" policy, removing a box asking whether the applicant was ever convicted of a Felony from civil service applications. The intent of this policy is to level the application process for convicted felons. There was a discussion of the implications and impacts of this, in general and for the Town of Danby specifically. Information regarding incarceration would be made available during the screening process. The County Legislature had not made a final decision on this policy.

Klein reported on a public forum in the County Legislature regarding support of the Black Oak Wind Farm in Enfield. Klein encouraged the Danby Town Board to consider enacting a commercial Wind Power Ordinance before a wind farm proposal comes to Danby. Paul Hansen provided information regarding the limited areas which are suitable for wind farms in the Town of Danby. According to a wind survey, there is only one site in Danby that has sufficient wind for commercial energy production.

Hansen reported that the Clarity Connect Internet Tower on Durfee Hill Road is now energized. The second Internet Tower in Danby still needs electric service hook-up.

Committee Appointments - Discussion

Clerk Goddard circulated appointment applications received in the past few weeks. Applications were received from Matt Ulinski for reappointment to the CAC, David Hall and Al Wagner for possible appointment on the Board of Zoning Appeals. Other applications are pending for the Planning Board and other appointments. The deadline for applications is the end of February.

The Board agreed to defer any action at this time. The Board will interview applicants for various positions during the first TB meeting in March - March 14.

Reserve Account Additions - Discussion

Board continued a discussion with Bookkeeper Laura Shawley regarding possible additions to the Town reserve accounts. Shawley distributed updated information on monies in bank accounts. Transfers to Retirement Reserves and Building Reserves were discussed. The Board decided to defer any action until Supervisor Dietrich is able to be part of the discussion.

Code Report - Solar Array Project

Paul Hansen provided information regarding the status of proposals which have been submitted regarding installing a solar array at the Highway property on Hornbrook Road. After it was learned that only one proposal had been received, Taitem indicated that they would like to prepare a proposal, but needed some time to do it. Hansen suggested that the Board consider extending the deadline for RFPs in order for this second installer to submit a proposal. Brenner and other TB members supported the concept of having at least two bids for this RFP. Holahan indicated that he would abstain from voting because he works for Taitem.

RESOLUTION NO. 27 OF 2016 - EXTEND DEADLINE FOR SOLAR ARRAY RFPs

Resolved, That the Town Board of the Town of Danby extends the deadline for Request for Proposals related to a Solar Array on Town property on Hornbrook Road to February 22, 2016.

Moved by Connors, Second by Miller. The motion passed.

In Favor: Brenner, Connors, Miller.

Abstain: Holahan.

Hansen will inform bidders of the extension of deadline. The Board discussed setting a special meeting to hear a second proposal and have a discussion regarding this matter. A special meeting was tentatively set for Monday, Feb. 29 at 7pm (or possibly at 5/5:30, depending on the availability of the vendor) for a possible presentation from a second vendor with following discussion. Action on awarding a bid will be slated for the March 14 TB meeting.

Code Report - 1840 Danby Road Property Proposal

Hansen provided information regarding the status of the privately-owned property, adjacent to Town Hall, at 1840 Danby Road. The building is currently condemned and needs to be removed. The property owner has suggested that the Town might purchase the property. Planner Randall wrote an analysis and opinion for this, based on the Danby Comprehensive Plan and Sustainable Hamlet Plan. Hansen encouraged the Board to consider proactive Hamlet planning related to this property.

There was a discussion regarding the need to remove the condemned building and other debris currently on the site. This discussion included questions regarding who would bear the responsibility for this cost, the property owner or the town. Brenner asked what recourse the Town has to clear piles of "stuff" that have accumulated at this property. Hansen is researching whether there is anything in NYS Municipal Law which will put more "bite" into the Danby Junk Property Law.

Members of the Board expressed interest in exploring the possible land purchase. Connors stated that supports the idea, depending on the cost. Hansen stated that the asking price is in the range of \$20,000.

Brenner stated that if the Town got a cleared lot for \$20,000, this would be worthwhile. Bookkeeper Shawley confirmed that there is available money for such a project.

Hansen will move ahead with exploring options related to the acquisition of 1840 Danby Road. Action on this issue will be taken at a subsequent meeting.

Code Report - Other Items

The Code Office report was circulated to the Board. Hansen reported on a drainage issue at the Town Highway Barns. The problem has been resolved.

Sort Reports, Correspondence

Clerk Goddard circulated a letter of thanks from the West Danby Cemetery Association to Carl Seamon and the Town Board. The letter thanked him for work involved with removal of tree stump at the cemetery.

Justices' Reports were circulated.

There was a short report about the January Planning Board meeting from Leslie Connors. There was a discussion of potential revisions to process of Land Division by Permit. Planner Randall is in the process of drafting revision language to the Zoning Ordinance in this area. Randall should be able to give an update on this process in March.

Adjourn

The meeting was adjourned at 9:17 pm.

Pamela Goddard, Town Clerk