

REGULAR MEETING JANUARY 24TH, 2024

A Regular Meeting of the Town Board of the Town of Dannemora, County of Clinton, in the State of New York was held at the Town of Dannemora Municipal Building, Chazy Lake, Town of Dannemora, 5:00 pm on the 24th day of January 2024.

PRESENT: Deborah Coryer - Supervisor
James Barber - Councilman
Jason Carter - Councilman
Joey Varin – Councilman
Rebecca Langlois - Clerk/Tax Collector

ABSENT Michael Tolosky- Councilman

OTHERS PRESENT: Lana and Guy Facteau, Judy Quay, and Scott Langlois

- Supervisor Coryer called the meeting to order at 5:00 pm.
- Pledge to the Flag and rollcall were conducted.

RESOLUTION 2024-17

APPROVE TO ACCEPT MINUTES FROM DECEMBER 20TH, 2023, REGULAR TOWN BOARD MEETING AND JANUARY 10TH, 2024 ORGANIZATIONAL MEETING.

On a motion of Councilman Varin, seconded by Councilman Carter, this resolution was,

ADOPTED: Ayes - 4 Barber, Carter, Varin, Coryer
Nays - 0

Resolved to accept the minutes from December 20th, 2023, Regular Town Board Meeting and January 10th, 2024, Organization Meeting be approved.

PERSONS ADDRESSING THE BOARD: Nicole Mellem and VJ from Brookfield Battery Storage.

•Nicole Mellem is here to explain the possible leasing of the 7.2 acres on State Route 374 for the construction of battery storage facility. This facility would sustain itself and back up the existing electrical grid. The first steps which are called the due diligence phase would be the research of the land, permits, internal studies, etc. which the town would receive payments per acre annually and once approved and production begins the lease amount would increase per acre annually. The lease during the due diligence phase would be 2-4 years once it goes into production phase the lease would be for 30 years with a 1% increase every year. There is no noise pollution or impact on the surrounding areas and is a safe facility. She will be the point of contact for the negotiating the lease going forward.

•VJ is a storage developer and has been at Brookfield for 4 years. The facility that they would like to build on the 7.2 acres is a 50-megawatt facility which would look like 60 shipping storage containers. Brookfield is a global infrastructure developer for renewable energy assets and has been in business for over 100 years operating on 5 continents, 70 billion in assets in renewable energy. Brookfield is one of the largest owners of renewal energy assets. With the years going forward renewable energy will be phased in and the battery storage will go hand in hand in that development. When there is no sun that is when the battery will be used on the grid for backup. The facility that will be built is self-sustainable and will be monitored 24 hours a day remotely, there will be no upkeep. Councilman Varin asked if the size of the storage containers would be 40 foot or 20 feet? VJ answered

that it is 40 feet. Supervisor Coryer asked if there will be a fence around the facility? VJ stated yes with access roads. Councilman Varin asked about security cameras on site. VJ said yes with 24 hours of monitoring of them. The technology for the batteries is the same as your cellphones, but they will be self-contained in the containers. Councilman Varin asked about the batteries themselves, if they are like cellphone batteries that get to the hot state there is no cooling them off and overheat and could possibly explode. VJ explained that there is so much monitoring with the batteries that before it gets to that state the cooling system would kick in and if there was a fire it would be contained in the container and not spread to another container. There is a lot of hardware and software included in the container to monitor everything 24 hours a day 7 days a week. Brookfield is responsible for installing fire hydrants in the area and running water to them. Councilman Varin asked about training on the facility for our local fire fighters. Nicole stated that there will be training given but in the rare chance that there is a fire the instructions would be to let it burn itself out in the container itself, and if something would go wrong the battery will burn out and there is little impact to the air quality. There will be no spreading of the fire between the other containers. VJ explained that all maintenance and repairs will be completed by Brookfield. Supervisor Coryer asked if there were any other facilities in the Adirondack Park? VJ said no not in this region, the closest is in Vermont if anyone is interested in taking a tour. Councilman Varin asked if the reason Brookfield is interested in the Town's property is because of the wind towers close by? VJ states yes, the battery storage facilities are best close to the renewable energy production and near highly populated areas. Judy Quay asked if the storage boxes containing the batteries will fill the whole area of 7.2 acres? VJ said yes. Councilman Varin asked about contacting a regional manager and would it be easy? VJ explained that there will be someone nearby to handle the day-to-day construction of the facility, the board and local fire department will have the contact info. Supervisor Coryer stated that the board will be discussing this forward and get back to Brookfield with a decision.

PUBLIC COMMENTS:

NONE

•Supervisor Coryer wanted to point out the interest made in NYCLASS account for 2023 was \$89,768.27

RESOLUTION 2024-18

APPROVE TO PAYING JANUARY 2024 BILLS AS FOLLOWS:

<u>GENERAL FUND</u>	<u>\$129,497.76 which includes final Chazy Lake Dam payment \$85,000.</u>
<u>PART TOWN B FUND</u>	<u>\$3,238.00</u>
<u>HIGHWAY</u>	<u>\$70,916.54</u>
<u>CAPITAL PROJECTS</u>	<u>\$4,753.23</u>
<u>LYON MOUNTIAN LIGHTS</u>	<u>\$0.00</u>
<u>DANNEMORA FIRE PROTECTION</u>	<u>\$82,801.00</u>
<u>LYON MOUNTAIN FIRE DISTRICT</u>	<u>\$120,336.71</u>
<u>LYON MOUNTAIN SEWER</u>	<u>\$8,905.02</u>
<u>DANNEMORA SEWER</u>	<u>\$7,500.00</u>
<u>LYON MOUNTAIN WATER</u>	<u>\$3,820.62</u>
<u>DANNEMORA WATER</u>	<u>\$146.60</u>
<u>CHATEAUGAY LAKE WATER DISTRICT</u>	<u>\$6,070.00</u>
<u>LEDGERS CORNERS WATER DISTRICT</u>	<u>\$1,663.79</u>
<u>TRUST & AGENCY</u>	<u>\$4,191.48</u>
<u>TOTAL</u>	<u>\$443,840.75</u>

On a motion of Councilman Carter, seconded by Councilman Varin, this resolution was,

ADOPTED: Ayes – 4 Barber, Carter, Varin, Coryer
 Nays - 0

Resolved to pay January 2024 bills in the total of \$443,840.75 be approved.

OLD BUSINESS:

•Supervisor Coryer explained that the tabled Town Policies from the Organizational meeting needed to be reviewed.

Workplace Violence Policy, it is not written where an employee can go if the Town Supervisor is the offending person needed to be reported on. It should be stated that if the Town Supervisor is the offending person the individual can report it to the Deputy Town Supervisor or any Town Councilperson.

Ethics Policy under professional conduct, number 7 needs to be added that says “Violent or abusive behavior in the workplace”.

Chazy Lake Dam Policy on the Emergency Action Plan #2 should state that the Emergency Action Plan should be reviewed annually and as much as necessary and on #7 the date should be 12/2023.

Ore Sand Policy fees are as follows: any non-residents, the price a ton is \$20.00 all self-loaded. All municipalities \$15.00 a ton, and in the policy, it reads that everyone except municipalities needs to get their loads between May-October when the scale operator is there. All residents are allowed to get two self-loaded loads of sand if they are not in the way of the workers.

Drug and Alcohol Policy has an addendum that was added for a specific reason, but the wording is already in the policy itself, it is not necessary and should be deleted.

RESOLUTION 2024-19

APPROVE TO DELETE THE ADDENDUM IN THE POLICY AND PROCEDURE ALCOHOL AND DRUG POLICY.

On a motion of Councilman Varin, seconded by Supervisor Coryer, this resolution was,

ADOPTED: Ayes - 4 Barber, Carter, Varin, Coryer
 Nays - 0

Resolved to Delete the Addendum in the Policy and Procedure Alcohol and Drug Policy be approved.

OLD BUSINESS:

•Approval of the Highway 5-year plan that was tabled from the Organizational Meeting, this is something that should have been done every year. The agreement for Expenditures was also signed. It explains where the highway department may spend the funds, not counting personnel. There is \$70,000.00 allotted for 2024 general repairs including culverts, bridges, and sluices. This agreement should be made every year, and \$130,000.00 for highway improvements.

RESOLUTION 2024-20

APPROVE TO ACCEPT AGREEMENT FOR THE EXPENDITURE OF HIGHWAY MONIES.

On a motion of Supervisor Coryer, seconded by Councilman Carter, this resolution was,

ADOPTED: Ayes - 4 Barber, Carter, Varin, Coryer
 Nays - 0

Resolved to Accept Agreement for the Expenditure of Highway Monies be approved.

OLD BUSINESS:

•The town received a bid for the truck that was recently surplus, Supervisor Coryer opened the sealed bid, the bid was from Ronnie Manor for \$14,000.00.

RESOLUTION 2024-21

APPROVE TO ACCEPT THE BID FROM RONNIE MANOR FOR \$14,000.00 FOR THE SURPLUS TRUCK.

On a motion of Supervisor Coryer, seconded by Councilman Barber, this resolution was,

ADOPTED: Ayes - 4 Barber, Carter, Varin, Coryer

Nays - 0

Resolved to accept the Bid from Ronnie Manor for \$14,000.00 for the Surplused Truck be approved.

OLD BUSINESS:

- TextMyGov update – 23 people have signed up for the app so far, not many from the special districts which is where that would be most useful. There is a link on the Town Website and the Facebook page, and there has been an information card added into the receipt of tax payments.

NEW BUSINESS:

- The Dannemora Water District has had another break and other expenses; the rents will need to be increased from the \$325.00 to \$400.00. The system is old and needs many repairs, Supervisor Coryer will ask our grant writer (Liz Tedford) to investigate some grants to update that water district.

RESOLUTION 2024-22

APPROVE TO INCREASE THE DANNEMORA WATER DISTRICT WATER RENTS TO \$400.00 PER UNIT.

On a motion of Councilman Varin, seconded by Councilman Carter, this resolution was,

ADOPTED: Ayes - 4 Barber, Carter, Varin, Coryer

Nays - 0

Resolved to Increase the Dannemora Water District Water rent to \$400.00 per unit be approved.

NEW BUSINESS:

- Several contracts the town has with the village and NYSDEC are outdated and need to be updated, Youth Contract and the shared services contract are with the Village and the Chazy Lake Boat launch with the NYSDEC expires in May 2025.
- Channel 57 access road has a berm which the highway department had to add to divert the recent flooding, the culverts that are in the road are not sufficient for the water intake. Channel 57 plans on installing a bridge over the culverts.
- Supervisor Coryer would like to discuss changing the vendor for the Hometown Hero Banners from the current vendor, the new vendor seems to make them more durable. There will be a setup fee and will have to do a specific number of them and not just one here and there. The board will discuss further.
- Councilman Varin would like to know when the town will be posting for the Secretary to the Supervisor's job, Supervisor Coryer stated she is waiting for Clinton County to get back to her on the wording of the job posting and if they can post it on their website because it is an appointment job listing.

COMMITTEE REPORTS:

Supervisor Coryer – The town received the supplemental sales tax check, it was for \$90,676.41, \$40,000.00 is allocated to the EMS, the check was more than expected, the remaining will go into the General Fund. Official Undertaking needs to be accepted, Town Clerk has gotten all the signatures for it.

Councilman Barber – nothing

Councilman Carter – nothing

Councilman Varin – nothing

RESOLUTION 2024-23

APPROVE TO ACCEPT THE TOWN OF DANNERMORA 2024 UNDERTAKING.

On a motion of Supervisor Coryer, seconded by Councilman Carter, this resolution was,

ADOPTED: Ayes - 4 Barber, Carter, Varin, Coryer

Nays - 0

Resolved to accept the Town of Dannemora 2024 Undertaking be approved.

RESOLUTION 2024-24

APPROVE TO ENTER EXECUTIVE SESSION PURSUANT TO SECTION 3-16 C 4 NYS TOWN LAW.

On a motion of Supervisor Coryer, seconded by Councilman Varin, this resolution was,

ADOPTED: Ayes – 4 Barber, Carter, Varin, Coryer

Nays - 0

Resolved to enter Executive Session Pursuant to Section 3-16 C 4 NYS Town Law be approved.

RESOLUTION 2024-25

APPROVE TO EXIT EXECUTIVE SESSION.

On a motion of Supervisor Coryer, seconded by Councilman Varin, this resolution was,

ADOPTED: Ayes – 4 Barber, Carter, Varin, Coryer

Nays - 0

Resolved to exit Executive Session be approved.

The meeting was adjourned by Supervisor Coryer at 6:15 pm.

Respectfully Submitted,

Rebecca Langlois

Town Clerk/Tax Collector