

TOWN OF CONCORD TOWN BOARD  
Work Session

February 10, 2022

Supervisor Drozd discussed the following items with the Board:

1. Erie County wants the Town to adopt the Hazardous Mitigation Policy. Disaster Coordinator Mike Willibey will get a copy of the proposed policy to Supervisor Drozd for the Board to review and review by Town Atty Attea before the Board will adopt the policy. Council Member Drake had been working with Disaster Coordinator Willibey on this but has not seen the finished product.

2. Supervisor Drozd had a meeting with Lynne Dixon, Chief of Staff for Congressman Chris Jacobs, and discussed the federal Covid CARES Act money; Dixon noted that the Town should earmark these funds and spend the money. Supervisor Drozd talked to Graingers and would like to purchase two portable air cleaners at \$328/each on state bid and replacement filters for a total cost of about \$856. One for the basement level of Town Hall and one for upstairs on the second floor with everyone coming in. The air cleaners should be in next week and then Town Clerk Schweikert will have it next week for tax season.

3. All the equipment the Town Senior Center received from Erie County on the grant is at the Center. The air cleaner is able to clean the Center in 30 minutes; the cleaner is wheeled from room to room and is really doing the job of cleaning the air.

4. Council Member Drake and Supervisor Drozd met with Caleb Henning, MDA Engineers, and Ben Slotman, Village of Ellicottville who handles the waste water/sewer for Craneridge and Kissing Bridge for the Town. Supervisor Drozd will be asking the Board tonight to approve the chlorination/de-chlorination equipment for the two plants that the Board has been discussing for a couple years now. The DEC has issued violations and it needs to be done by May 10<sup>th</sup>. The cost is estimated at \$25,000 for both Craneridge and Kissing Bridge to get these units in and that amount includes MDA Engineering fees. Council Member Drake reviewed the town accounts and there is money there. Council Member Drake advised that the DEC is changing their minds. A couple years ago the Town had to put in a chlorinator system with tablets to take the chlorine out before it went into the stream. This was done for Craneridge. Now the DEC wants to go with a different system called flow hastened chlorination system. The tablets that take the chlorine out are extremely expensive so this new system is a better idea.

Supervisor Drozd advised that this is not the Zuech's Environmental Services project that is on the Agenda. Zuech's will be fixing the sewer line break from the first week in January. Ben Slotman recommended Zuech's to do the repair because Ellicottville does not have an excavator big enough to get in there. The Zuech's invoice is \$3,500 which is a fair price.

5. Supervisor Drozd advised that Jim Thoman is retiring on March 15<sup>th</sup>. Mr. Thoman used to work for the Town and he now works for Ellicottville. The Town never purchased the tools for the sewer plants; they were all Mr. Thoman's personal tools. The Town will now have to buy some equipment such as hand tools, drain cleaner ridgid machine, snake, calibration equipment, handheld PH testers for each plant. Mr. Thoman will be taking his tools and Ellicottville is not going to bring their equipment up there. Mr. Slotman found the drain cleaning ridgid machine for \$713; Supervisor Drozd found the machine from Grainger on state bid price of \$598. Mr. Thoman is getting a list of necessary equipment so the Town can purchase items such as wrench sets, pointed and round shovels, ladder, rake. Supervisor Drozd will meet Job Lowry, their lead man that works with Mr. Thoman, at Lowes to do the shopping to get some basic tools.

6. Supervisor Drozd advised that the Battery Storage Law is on the Agenda tonight and asked Andrew Reilly, Wendel Companies, if he had any input. Mr. Reilly advised that he was not involved in this law for the Town. Mr. Reilly advised that the Town had the Public Hearing and made some revisions so technically another Public

Hearing is not needed if the revisions were minor in nature based upon public comment and County Referral. Erie County Department of Environment and Planning did reply to the referral with a "No recommendation; proposed action has been reviewed and determined to be of local concern." Mr. Reilly noted that he had a minor change if the Town wanted to do it. At one section on Tier 3 it says it has to follow all the site plan requirements and it should also say "and Special Use Permit requirements of the Tier 2." Mr. Reilly applauds the Town for having this on the books because battery storage systems may be coming. CEO Roberts was in attendance and this is constantly growing and evolving. Mr. Reilly noted that the Town will deal with the mom-and-pop ones that have to follow the Code; these are the bigger ones, Tier 2 and Tier 3. Tier 3 just is selling power back to the grid which will involve the Planning Board and a specialty consultant if the Town so desires. It is good for the Town to have this in place. If the Town starts having problems, these could be addressed in Code changes. CEO Roberts received an email from NYSERDA. There is an option to get a large grant from NYSERDA for multiple years if the Town starts engaging in a new building code. By 2023, the Town would need to start with like 60% zero carbon footprint for new builds and by 2025 to have a zero net carbon for future new builds. NYSERDA will help fund this; the initial deadline is in April. CEO Roberts will review the email and bring it back to the Board next month; it is changing from the standard building code to an alternate code. Instead of meeting energy code, these would meet carbon codes. Council Member Drake would think that there would be language in there for "green energy" and that there would be language about burning firewood in new builds. CEO Roberts noted that it sounds like they want the Town to pull away from using gas powered devices and start using electric geothermal pumps, green electricity via solar panels; start using that in exchange for natural gas for new builds. He doesn't think it affects existing buildings. Mr. Reilly advised CEO Roberts that if he wants to talk to someone at Wendel Companies to contact him. Wendel Companies are certified representatives for NYSERDA for their grant programs. Mr. Reilly noted that this is a very interesting grant program and it something that the Town Board would have to be interested in and it would require a lot of training for the CEO. CEO Roberts thought that with this the Town might be able to hire on another full-time Code Officer that just does that. Mr. Reilly noted that this is the "Electrification of America;" everything is going to be electricity now. CEO Roberts thought that this grant might be interesting. Council Member Drake asked CEO Roberts to forward the email to the Board so that the members have a chance to review it before the next meeting. Mr. Reilly asked if the Board would be accepting the Comprehensive Plan later tonight; it is on the Agenda. Mr. Reilly gave Town Clerk Schweikert three hard copies and a thumb drive of the Comprehensive Plan and Part 3 of the EAF that Supervisor Drozd will need to sign. Once the Plan is accepted tonight, the Plan will be accepted as the Town's Comprehensive Plan and the Town will be finished with the update. After tonight, Mr. Reilly noted that the Town will have the Solar Law adopted, the Battery Storage Law and the Comprehensive Plan updated which will prepare the Town for any solar event or storage project that comes to the Town. Mr. Reilly provided the Town Board and the Town Attorney a fee schedule outline; samples from other comparable communities will be provided by Mr. Reilly. Town Atty Attea informed the members that the Board always has the option as a Board to make changes to the fee schedule.

7. Supervisor Drozd reviewed with the members the cleaning schedule for the Senior Center. A copy of the schedule was provided to the members. This schedule seems to be working well.