

**MINUTES OF THE TOWN OF FORT EDWARD TOWN BOARD MEETING HELD ON MONDAY, SEPTEMBER 14, 2020 VIA ZOOM COMMENCING AT 7:00 PM**

Supervisor Losaw called the meeting to order at 7:00pm

**PRESENT:** Supervisor Losaw  
Councilwoman Holden  
Councilwoman Mullen  
Councilman Fisher  
Councilman Mercier

**OTHERS PRESENT:** Peter Ives, Terry Middleton, Elizabeth O’Leary, Katie DeGroot, William LaPan, Brian Brockway, Darren Suarez (Boralex Solar) and Town Clerk Aimee Mahoney

Councilwoman Holden submitted a letter of resignation due to her and her family moving to Saratoga County.

**MOTION** by Councilman Fisher, Seconded by Councilman Mercier to accept the resignation of Jennifer Holden effective immediately **ALL AYES**

**Councilman Mercier:** Good luck Jennifer, we will miss you.

**Supervisor Losaw:** I hate to see you go Jenn, with that we have 2 letters of interest. We have 1 from Will LaPan and if we hadn’t appointed Jenn back in January he would have been the Councilman and the other one is from Terry Middleton, former Supervisor.

**MOTION** by Councilman Mercier, Seconded by Councilman Fisher to appoint Terry Middleton to the Town Board to fill Jennifer Holden’s unexpired term **ALL AYES**

**Supervisor Losaw:** Sorry Will

**William LaPan:** No problem just thought I would throw my hat in the ring just in case.

**APPROVAL OF MINUTES: MOTION** by Councilman Fisher, Seconded by Councilwoman Mullen to approve the minutes of the regular meeting of August 10, 2020 **ALL AYES**

**APPROVAL OF REPORTS: MOTION** by Councilman Mercier, Seconded by Councilman Fisher to approve the following reports: Town Clerk Monthly, Town Justice, Building Inspector/Code Enforcement Officer, Zoning Officer, Highway, Highway Barn Report & Supervisor’s Report **ALL AYES**

**APPROVAL OF BILLS: MOTION** by Councilman Fisher, Seconded by Councilwoman Mullen to approve Abstract #9 in the amount of \$93,795.19 **ALL AYES**

**BUSINESS:**

**MOTION** by Councilman Fisher, Seconded by Councilman Mercier to set a budget workshop for Monday, September 28, 2020 at 10:00 a.m. **ALL AYES**

**Supervisor Losaw:** We have a quote from Mahoney Notify-Plus for the fire alarm at the highway garage. I don't think we have a whole lot of choice in the matter.

**Councilman Fisher:** What about security over there also, I see some Town Barns have been getting broken into. Is this quote just for fire?

**Brian Brockway:** Yes this is just for fire, we have not gotten any quotes for security but we can for the next meeting if you want.

**Councilman Fisher:** I would think we should, I think it's worth looking at.

**Brian Brockway:** I agree

**Supervisor Losaw:** Can that be done later or does this need to be done at the same time?

**Brian Brockway:** I think you should get the fire part done and add that one to it only because if we were to have another fire the alarm system doesn't go anywhere.

**MOTION** by Councilman Fisher, Seconded by Councilwoman Mullen to approve the quote from Mahoney Notify-Plus for the fire alarm at the Town Highway Garage **ALL AYES**

**Supervisor Losaw:** I asked Brian about the stand alone generator for the highway garage in case the power goes out and Brian was wondering what size we would like; would we like the full capacity of the barn or just the heat? I would get quotes for both.

**Brian Brockway:** I will get a quote to run the whole barn and then one for just the heat and the doors. I don't think you are talking that big of a difference, all of the lighting is LED which doesn't draw much. I was also talking today about an emergency shelter should there be a catastrophe in Fort Edward. I don't believe there is an emergency shelter other than the school.

**Councilman Middleton:** I believe if you could classify that as an emergency shelter there used to be some grants out there that might be able to help pay for a portion of the generator.

**Supervisor Losaw:** I had asked Jim Thatcher that and he said right now nothing from the State.

**Status of Building  
COVID-19**

**Supervisor Losaw:** I have not heard anything from the Mayor on this, my personal belief on that is the downstairs is Aimee & Elizabeth's purview. It is up to them how they would like to deal with that.

**Aimee Mahoney:** The Village isn't comfortable having the doors open to have people in and out all day long. We are respecting that and they have the door shut in between our offices because I do have to let people in for appointments and to get garbage stickers. I let them in one at a time with a mask on, one in the office and one in the hallway. We do not have our sneeze guard yet but it is supposed to be installed this week. It seems to be working and we have not had any complaints.

**Boralex Solar**  
**Presenter: Darren Suarez**

**Darren Suarez:** I wanted to give you an overview of the project we are proposing in Fort Edward, it is in the very beginning stages of the planning process. Boralex has been in business for the last 30 years, over 15 of those actually as your neighbor in South Glens Falls and we own 7 hydro facilities in New York State, we have 84 MW of hydro power and in the last few years Boralex has started to develop solar projects. We have 1 that we are preparing for in the Town of Fort Edward; there is a portion of it, less than 10% in the Town of Argyle. It is about 2.5 miles south of the Town, the northern part of it starts at County Rte. 46. (Shared Screen) We are a Canadian Company and actually started as part of Cascade Paper. New York State has recently committed to 70% renewable by 2030 and so that's driven a lot of investment in solar. This is a utility scale project it's going to be 100 MW so we will connect directly into the grid itself. We are looking at studying 1,500 acres of which approximately 800 acres will be the anticipated footprint for that site. We are expecting to see construction start in the 4<sup>th</sup> quarter of 2023 and then commissioning in the 4<sup>th</sup> quarter of 2024. We are going to use a design called single access tracking which means that unlike the traditional racking systems it's how the panels themselves are mounted they will be mounted in such a way that they will track the sun. As the sun goes overhead the panels will go from being flat to tilting toward the sun and by doing that we increase the efficiency of the solar operation but it also allows us to have a greater pitch meaning the space in between the racking systems than as traditional. It also means that the land underneath there will see rain and sun so the impact is considerably less and it allows for greater utilization for the sites for multi-use which means continued agricultural operation where appropriate but in this location due to the sensitivity and concerns and the valuableness of the habitat for grassland birds, it would allow us to utilize some of that space in such a way that it would be good habitat for the grassland birds. In terms of the economic and social impacts and benefits, it will create about 100 jobs during construction of which we will seek local input from local businesses to conduct a number of those construction jobs; jobs will include site preparation as well as installation. Tax revenue will be provided to the Town of Fort Edward as well as the Town of Argyle, Washington County and the School District. It is obviously going to be a quiet, emission free, reliable source of renewable power and it will power the equivalent of 3,000 households and help New York meet its goals. This is very early in the process and that is how we like to do things. We like to consult with the Town early on and engage with all the key stake holders and make sure they have the opportunity to provide some insight and input in terms of the development and design of what that project looks like. We are looking at such a large study area which gives us an opportunity to locate the panels in the manner and the way that the community would want. In working with other communities they have identified certain locations zoning wise that they are concerned about and want the panels to be placed there or in

this case we've had early discussions with DEC and some of the other grassland bird individuals that are interested in the habitat. We are looking to hear from you in terms of what you feel is important so that we can design the project in such a manner and a way that respects the Town's wishes. Because of the size of the 100 MW project we will be utilizing a State Siting Process, we will go through either 94C which is the new siting process or Article 10 which is the standard process for siting of large facilities. I look forward to the opportunity to work with you and will take any questions you may have.

**Supervisor Losaw:** Darren, this is community solar?

**Darren Suarez:** This will be grid-scale solar which is a little bit larger. Community solar is 5 MW and below.

**Supervisor Losaw:** So you just sell this back to National Grid?

**Darren Suarez:** That's correct we would sell it back to the wholesale energy market so the end user at this end would be everybody that is utilizing electricity and in that case it would be National Grid or we would look for a bi-lateral contract. (Shared map on screen)

**OTHER BUSINESS:**

**Councilman Middleton:** Mr. Supervisor I think we should send thank you letters from the Town to both Hillman and Kingsbury for storage as a result of the highway garage fire. Also I would like to point out that after the Insurance Company payments the Town only owes approximately \$47,000.00 for the new highway garage.

**RESOLUTIONS:**

**RESOLUTION NUMBER 22 OF 2020**

**MOTION BY COUNCILMAN MERCIER**

**SECONDED BY COUNCILMAN FISHER**

**WHEREAS,** the Fort Edward Town Board hereby appoints Ella Collins to serve as a member of the Town of Fort Edward Board of Assessment Review for a term a five year term beginning October 1, 2020 and ending September 30, 2025.

DATED: September 14, 2020

VOTE: Councilman Mercier – AYE  
Councilman Fisher – AYE  
Councilman Middleton – AYE  
Councilwoman Mullen – AYE  
Supervisor Losaw – AYE

**RESOLUTION NUMBER 23 OF 2020**

**MOTION BY COUNCILMAN FISHER**

**SECONDED BY COUNCILWOMAN MULLEN**

**WHEREAS,** The Town of Fort Edward owns approximately 65 acres located at 45 Leavy Hollow Lane (163.-1-2) which was previously used as a landfill site and is now closed and capped, and

**WHEREAS,** AC Power 9, LLC is interested in constructing a Solar Facility to generate and provide electrical energy and has submitted a Solar and Storage Lease Agreement to the Town.

**NOW, THEREFORE BE IT RESOLVED,** that the Town Board of the Town of Fort Edward hereby authorizes Supervisor Losaw to sign the Solar and Storage Lease Agreement with AC Power 9, LLC.

DATED: September 14, 2020

VOTE: Councilman Mercier – AYE  
Councilman Fisher – AYE  
Councilman Middleton – AYE  
Councilwoman Mullen – AYE  
Supervisor Losaw – AYE

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

**MOTION** by Councilman Fisher, Seconded by Councilwoman Mullen to adjourn the meeting at 7:32pm **ALL AYES**

DATED: September 17, 2020

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Aimee Mahoney, Town Clerk

