



**Town Board Regular Meeting
Tuesday, June 18, 2019**

This regular meeting was held at the Rondout Municipal Center and began at 7:00pm

Present: Supervisor Rich Parete and Town Board members Eric Stewart, Tim Sweeney and Joe Borzumato

Absent: Don LaFera

Also, Present: Heather Moody; Town Clerk/Tax Collector, George Dimler; Highway Superintendent, Tom Konrad; ECC Chairman, Max Freebern; Shawnagunk Journal, and Ali Stewart; Blue Stone Press.

Supervisor Parete called the meeting to order at 7:00 pm and Supervisor Parete lead the Pledge of Allegiance.

PUBLIC COMMENTS:

Iris Bloom: Resident and member of the ECC, who strongly supports the action of prohibiting fossil fuel with the zoning laws.

APPROVAL OF VOUCHERS:

Town Clerk Moody submitted the following vouchers for approval:

June 2019 Vouchers

	<u>Vouchers</u>	<u>Total Payment</u>
General Fund	#311-381	\$40,794.61
Highway Fund	#191-230	\$32,461.92
A motion was made by Councilman Sweeney and seconded by Supervisor Parete to approve this voucher. 4-0 Aye, 1 absent, motion carried.		
High Falls Water District	#50-58	\$4,609.66
A motion was made by Councilman Sweeney and seconded by Councilman Stewart to approve this voucher. 4-0 Aye, 1 absent, motion carried.		
RMC June	#65-85	\$7,547.78
A motion was made by Councilman Sweeney and seconded by Councilman Stewart to approve this voucher. 4-0 Aye, 1 absent, motion carried.		
Planning (2)		\$1,285.00
A motion was made by Councilman Sweeney and seconded by Councilman Borzumato to approve this voucher. 5-0 Aye, motion carried.		

MEETING MINUTES:

Councilman Sweeney made a motion, seconded by Councilman Stewart to approve the meeting minutes from 5/7/2019. 5-0 Aye, motion carried.

RESOLUTION #48-2019 PURCHASE OF A MOWER FOR THE HIGH FALLS WATER DISTRICT

The following Resolution was offered by Councilman Sweeney, seconded by Councilman Stewart to wit:

WHEREAS, the High Falls Water District has the need to replace the current mower; and

WHEREAS, Superintendent Terry Johnson has received four (4) quotes for a new mower which have been attached hereto and made a part hereof:

Arctic Adventure, Rosendale - \$8,467.20 (this includes 30% discount, original price - \$10,584)

Ashokan Turf & Timber, Shokan - \$10,999

Mutton Power Equipment, Fort Wayne, IN - \$11,999.00 (shipped) – State Bid

G&G House of Wheels, Stone Ridge-\$5,700; and

WHEREAS, Superintendent Johnson has reviewed the above quotes and has recommended that said quote from G&G House of Wheels, Stone Ridge for a 2019 IS700 mower be accepted.

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Marbletown hereby authorizes the purchase of said equipment from the aforementioned vendor; and

BE IT FURTHER RESOLVED, that this resolution is contingent upon a like resolution being passed by the Town of Rosendale Town Board.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted as follows:

Councilman Borzumato Voting Aye

Councilman Sweeney Voting Aye

Councilman Stewart Voting Aye

Councilman LaFera Voting Absent

Supervisor Parete Voting Aye

4-0 Aye, motion carried.

Resolution #48-2019 was thereupon adopted

RESOLUTION #49-2019; AMENDING SOLAR PERMIT FEES

The following Resolution was offered by Councilman Sweeney, seconded by Councilman Stewart to wit:

WHEREAS, solar energy is an abundant, renewable, and non-polluting energy resource, and

WHEREAS, it is the intention of the Town of Marbletown to adopt a strategy to encourage residents to install solar energy on their homes while preserving open space and keeping the community character, and

WHEREAS, the current fee structure is complex and difficult to assess because it is based on cost of construction, and

NOW, THEREFORE BE IT RESOLVED, the Town Board of the Town of Marbletown adopt the following fees for solar building permits Effective July 1, 2019,

Up to 25 kW AC (small/residential): \$100 for roof mount; \$200 for ground mount; \$150 for mixed roof/ground mount.

Over 25 kW AC: \$2.50/ kW AC for roof mount. \$10/kW AC ground mount.

Mixed roof/ground mount systems over 25 kW AC: Use a blended fee based on the percentage of the panels that are roof mounted vs ground mounted.

Where “roof mount” solar is defined to be any solar system installed on or as the roof of a structure permitted for another use under Marbletown’s zoning laws and building code.

Such structures include but are not limited to residential, commercial, and industrial buildings, sheds, carports, and awnings.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted as follows:

Councilman Borzumato	Voting <u>Aye</u>
Councilman Sweeney	Voting <u>Aye</u>
Councilman Stewart	Voting <u>Aye</u>
Councilman LaFera	Voting <u>Absent</u>
Supervisor Parete	Voting <u>Aye</u>

4-0 Aye, motion carried.

Resolution #49-2019 was thereupon adopted

- Two amendments were suggested for Resolution #49.
 1. The original resolution did not have an effective date as to when the new solar permit fees would begin. A motion to add an effective date of July 1, 2019 was made by Supervisor Parete and seconded by Councilman Sweeney. 4-0 Aye, 1 absent, motion carried.
 2. The original resolution stated it would be \$50.00 for a roof mount. A motion was made by Supervisor Parete and seconded by Councilman Sweeney to increase the roof mount price to \$100.00. 4-0 Aye, 1 absent, motion carried.

Revision to Marbletown Solar Building Permit Fees:

Residential (up to 25kW AC): \$100 for roof mount; \$200 ground mount; \$150 mixed roof/ground mount.

Commercial (Above 25kW AC): \$10/kW AC ground mount; \$2.50/kW AC roof mount. Weighted average cost for mixed roof/ground mount.

Q1: How will this impact fees for residential permits?

A: In 2018, the town did about \$6000 in permit fees for approx 15 residential systems, based on cost of construction. The average cost per permit was a little over \$400. Most residential systems are roof mount, so this would be a significant reduction in cost for small systems, but would bring Marbletown's building permit fees more in line with those of neighboring towns which range from \$0 (New Paltz) to \$50 in Red Hook, \$100 in Rosendale, and \$50 to \$500 depending on system size in Kingston.

Q2: Will homeowners see any of the savings from the lower permit fees?

A: Typically, solar installers pay the building permit fees for the homeowners. However, when an installer quotes for a system, they know where the home is located, and they know what the permit cost will be. Installers know that most homeowners are getting competitive quotes, so they will take the building permit fee, the difficulty of obtaining a permit in the town, as well as their costs.

Also, where installers are advertising and trying to get leads in other ways, they will focus on selling systems in municipalities that are easy to do business in.

Further, the ECC is planning a group buying program for residential solar installations in the third quarter. This will aggregate a number of interested buyers in Marbletown and ask for proposals from local installers for the group. Bids from installers will reflect the anticipated fees they have to pay, so lower building permit fees will directly translate into lower prices for residents.

Q3: How will commercial fees change?

A: This will be an increase in fees for the largest and most economic systems, but a decrease in fees for smaller systems (especially rooftop systems) which typically are difficult to make work economically. Since we are moving away from a cost of construction to a fee based on power capacity, we are no longer penalizing installers who use high quality equipment and pay their staff well.

Q4: What will be the impact on the budget if we make this change in the middle of the year?

A: We made the budget this year based on last year's numbers, when we did \$6000 in residential permits. Just one large scale solar permit (of which there are two in the process that would each bring in \$20,000 if they get to that stage this year) will mean that we exceed our budget. The RidgeWell and High Falls Water projects would have building permits of about \$1,250 each under this proposal, and there are a couple of other small commercial projects at the First Aid Unit and the Rondout Valley Methodist Church that could also bring in about \$1000 each in new building fees. In other words, regardless of if this change is implemented, 2019 building permit fees from solar should be well above the amount budgeted.

Q5: How will building permit fees for solar change over time?

A: The costs of solar are likely to continue falling at 10-20% per year, which means that building permit fees per installation would also fall over time under the Cost of Construction system (although number of installations may rise to offset this.) With the proposed fees, building permit fees per installation will not fall over time.

Q6: Are there other benefits to this proposal?

A1: The proposed fee schedule is *much* simpler than Marbletown's current fee schedule, which is based on cost of construction. The fixed fees for smaller systems will lower costs for both the Building Department and solar installers because no verification of system details will be needed.

A2: For larger systems, kW AC (based on the size of the inverter or inverters) is the simplest measure of system size to verify and least likely to change between the time that the system is currently planned and when the system is completed. According to one solar installer interviewed, installers sometimes find that the particular panels they had specified at the time the system was planned may not be available at the time of construction, which makes it more likely that kW DC (based on the total capacity of the installed panels) will change between planning and construction than kW AC. The current cost of construction fees are both difficult to verify, and almost certain the change between system design and actual construction.

A3: The new proposed fees also give better incentives to solar developers. With lower fees for roof mount systems, the Town is sending a signal that we value our open space. By basing the fee on the capacity of a solar system rather than its cost, we are no longer penalizing solar developers who use high quality equipment or who pay their employees well.

The answers in the FAQ are based on personal industry knowledge, information gathered from neighboring towns' websites, personal industry knowledge, and email exchanges with representatives 5 local solar installers (SunCommon, Solar Generation, New York State Solar Farm, InsideTrack Solar, and Lighthouse Solar) conducted by Tom Konrad, Ph.D., CFA, Marbletown ECC Chair.

OTHER TOWN BUSINESS:

- All town offices will be closed on Thursday, July 4th.
- The Highway Department will be closed on Friday, July 5th.
- Supervisor Parete discussed a letter that was received from the Department of Health requiring immunization for measles from all kids attending camp this year. This is a State & County requirement.
- Supervisor Parete discussed the possibility of upgrading Grady Park in High Falls.
- There will be a Clean Power Expo on Sunday June 23rd at the Community Center.

Motion to adjourn: There being no further discussion Supervisor Parete made the motion to adjourn the meeting, seconded by Councilman Sweeney; 4-0 Aye, 1 absent, motion carried. The meeting adjourned at 7:33pm.

Respectfully submitted,

Heather Moody
Town Clerk/Tax Collector

