

**BOARD OF SELECTMEN
C/O TOWN HALL
10 MAPLE AVENUE
BEACON FALLS, CT 06403**

**SPECIAL TOWN MEETING
AUGUST 13, 2012
CELL TOWER/DISCUSSION AND VOTE
MINUTES**

First Selectman Gerard F. Smith called the Town Meeting to order at 7:05 P.M. with the Pledge to the flag.

PRESENT: First Selectman G. Smith, Selectmen D. D'Amico, C. Bielik and approximately 25 residents.

Clerk read call for this Town Meeting. **Helen Mis made motion to accept the call as read, 2nd by Hal. Brent. All voted aye.**

Susan Dowdell made motion to appoint Karen Wilson to serve as Clerk for the meeting, 2nd by Michael Krenesky. No more nominations three (3) times. All voted aye. One ballot cast for Karen Wilson

Joseph Rodorigo made motion to appoint Gerard Smith to serve as Moderator for this Town Meeting, 2nd by Helen Mis. No more nominations three (3) times. All aye. One ballot cast for Gerard Smith.

Joseph Rodorigo made motion to have a show of hands as the method of voting, 2nd by Michael Krenesky. Vote by show of hands: 25 YES, 1 NO. Motion passed.

First Selectman G. Smith appointed Kurt Novak and David Rybinski to serve as counters.

G. Smith presented a letter from S. Posick noting that buyers should be aware that if the cell tower falls, it could fall in the direction across the street on Lopus Road and felt this was overlooked by the Citing Council and the Town Engineer. (attached)

G. Smith gave a brief history of the cell tower and other offers to purchase it, noting the previous administration had explored the selling of it. He added he felt it is in the Town's best interest to sell the tower now, at the price offered by Global Tower Partners (GTP) of \$925,000. He noted the cash could be used to help pare down the recent debt of the bond package, possibly lowering the term from ten (10) years to five (5) years and a portion of the cash from the sale could go to the Town's fund balance. He added the cash would not be spent foolishly. G. Smith added the Town has a good plan on where and how the money would be spent and he would like to see the fund balance go back up to close to 6%, adding this is totally fiscally responsible because it will reduce the Town debt and raise the fund balance.

Selectman C. Bielik asked if monies being collected in taxes now would be more than Town would collect on personal property, with G. Smith noting the Beacon Falls

Assessors have assessed cell towers as Town property. Currently the Town realizes \$60,000 per year on those taxes, with approximately \$5500 per year to be collected once the tower is sold. C. Bielick was happy to see a continuing income stream.

COMMENTS, QUESTIONS, ETC. FROM THE PUBLIC

1. Kurt Novak, 90 Munson Road, responded to S. Posick's letter noting he was involved with the placement of the cell tower, noting it was designed to fall in itself.
2. Kevin McDuffie, 2 Haley Ridge, had some concerns about loosing the \$60,000 in tax revenue, with the anticipation of realizing \$5500 in property taxes once the tower is sold. G. Smith noted this is not personal property but real property, adding he would like to have the cash now as you don't know what future technology will be like, with things like cell towers being a thing of the past. (his prediction).
3. Carol Slata, North Circle, asked how long was left on the lease, with G. Smith noting the leases are in place for different time periods and you have renewals and outs.
4. Joseph Rodorigo, Bonna Street, asked about bump-options and escalations of the lease. G. Smith said if you did the math, the tower is probably worth more than \$900,000, adding the Town can use the money now. J. Rodorigo added that once you sell an asset, it is gone. G. Smith again noted the Town will not just take the money from the sale and spend it foolishly.
5. Edward Siemenski, 26 Avenue E, felt it was foolish to sell the tower and lose the \$60,000 in yearly tax revenue.
6. Susan Dowdell, 32 Wolfe Avenue, asked how much of the debt would be paid each year via the Town budget.
7. Susan Cable, 196 Blackberry Hill, noted the Town of Beacon Falls is not in the real estate business, adding that her administration did try to pursue the sale of the cell tower and she felt this is a wise deal.

Susan Cable made motion to sell the cell tower, 2nd by David Rybinski. Vote by show of hands was: 24 YES votes to sell, 1 NO vote to sell and 1 ABSTENTION. Motion carried to sell the cell tower.

Motion made by Joseph Rodorigo, 2nd by Kurt Novak to adjourn the Town Meeting at 7:30 P.M. Vote by show of hands in favor to adjourn the meeting.

Respectfully submitted,

Karen A. Wilson

Clerk for Special Town Meeting – Cell Tower Sale – August 13, 2012