

Beacon Falls Board of Selectmen
10 Maple Avenue
Beacon Falls, CT 06403



**BEACON FALLS BOARD OF SELECTMEN
Monthly Meeting
March 9, 2015
REVISED MINUTES
(Subject to Revision)**

1. Call to Order/Pledge to the Flag

First Selectman Chris Bielik called the meeting to order at 7:30 P.M.

Members Present: First Selectman Chris Bielik, Selectman Peter Betkoski, and Selectman Dominick Sorrentino

Others present: Sue Dowdell, Director of the Library; Mike Krenesky, Town Treasurer; Gary Komarowsky; Luke Marshall, Citizens News, Fire Chief Jim Trzaski; Adam Burkitt, Jordan Energy; and 2 members of the public.

2. Comments from the Public

C. Bielik asked three times if there were any more public comment and there were none at this time.

C. Bielik asked for a motion to rearrange the agenda to accommodate for the guest speaker, Adam Burkitt from Jordan Energy. Agenda item 17b, Jordan Energy Solar Presentation – Authorization Vote, would become Agenda item 3 and move everything down one item.

Motion to change Agenda item 17b to Agenda item 3 to accommodate for Adam Burkitt from Jordan Energy: **Sorrentino/Betkoski; no discussion; all ayes.**

3. Jordan Energy Solar Presentation – Authorization Vote

C. Bielik introduced Adam Burkitt from Jordan Energy who gave a presentation on solar panels project for the town of Beacon Falls. A. Burkitt began by saying that this is a great opportunity offered by the state to all municipalities, all commercial businesses, and residential. The company focuses on the customer's needs. The number one thing that they do is to harvest the sun to get the most amount of energy that they can collect. Next is a positive work environment. Lastly, we believe in giving better by helping third world countries like Haiti and Honduras.

They like to form a relationship with municipalities. They have chosen to help Beacon Falls since they are in a nearby community, Derby. It is done at no cost to the taxpayers, and help save money for the taxpayers. There is a submission to the ZREC that is a principle that the state has that is to be met. ZREC stands for Zero Renewable Energy Certificate. It is a legislation that the state has put in and is a 15 year contract that is entered into the financing party and the utility. For every 1,000 kilowatt hours that is produced, the state rewards with a zero renewable energy certificate. A bid is put together for the certificate. It is a true auction, not everyone wins a bid. The financing party takes the 30% federal tax credit along with the state subsidies to help pay for the system and then lower the cost per kilowatt hour for the town. It is a 6 year program and we are in year 4. There is only \$8,000,000 available each year. Beacon Falls is in CL & P's area and they have the largest amount at \$6,400,000.

There are 3 categories: 1) less than 100 kw = small ZREC; 2) 100 kw to 250 kw = medium ZREC; and 3) 250 kw to 1k = large ZREC. Beacon Falls just makes it into the large ZREC. In 2016, a major factor is that the federal tax credit will be going away or down to 10% from 30%. That federal tax credit is a driving factor that helps investors invest in these types of programs.

The system works by installing a ground mount in one specific location and feed the host meter. The host meter then flows the energy into the grid. The grid acts as the battery. Then, they assign those credits to five beneficial accounts. One account can have three meters, six meters.

The site under consideration is in the Lopus Road area, next to the Public Works building and the Wastewater Treatment facility. It's good because trees would not have to be taken down; it is already cleaned out. All along Lopus Road, it is 3-phase power lines which are needed for its strength on holding the capacity of the output into the grid.

This is a great opportunity for Beacon Falls since there is no upfront costs and immediate savings on energy that is used every day. It is an ongoing savings over 20-30 years. The panels are warranted for 25 years and the inverter would be changed in year 15. Everything put in place will last 30 years.

At the end of twenty years, there are no more payments and there are 3 opinions: 1) ask to remove it; 2) retain it; or 3) extend the PPA, where they will be offering the O & M. By utilizing the sun's energy, you improve the environment by reducing the carbon footprint. A monitor can be installed at the town's library and can show how much carbon is being offset. The same can be done for the schools and be used as an educational tool.

Under the position by Jordan Energy, there is no consulting fee for the services. They will work with the town to find the best site. They will profile the economics of the project. They will submit the notice to the state for the right to enter into the auction. The deadline is very close. They will find out in April that the large ZREC is open and by the middle of May, the bid would have to be placed. There is only a 2 week window for all the bids to be accepted and it is "first come, first serve" as well as based on the project.

They submit a notice of intent to bid to the state, then submit the bidder response form and attend the meetings for the state, then conduct the bids for the engineering, procurement, and construction. They make sure that the town is getting 5 quality bids and getting the best price. Finally, they will construct the power purchase agreement. At this point, everyone sits down, with the financing committee involvement, and go over the numbers. Until the contract is signed, the town can walk away at any time.

A. Burkitt asked if there were any questions. P. Betkoski asked how the size of the site needed. A. Burkitt indicated that for every 250 kw, an acre & half to 2 acres is needed. Fencing would be put up, security cameras installed, a buffer zone added. If there is damage, it is under Jordan Energy's insurance and responsibility. D. Sorrentino asked if there was another site plan and A. Burkitt indicated that there is an area that is towards the south end of the treatment plant. On the west side, there is a steeper hill and a lot of trees on the eastern side and southern tip. Another section is on the north side of the Dept. of Public Works. Everything is in the same area though.

P. Betkoski asked about the wastewater treatment plant upgrades and how that will affect the suggested site. A. Burkitt believes that the area is larger than he believes is stated on paper. There is a lot of room for the upgrade and for this project. D. Sorrentino would like EDC to be involved with this and get their comments on the suggested site.

C. Bielik opened questions to the public. Gary Komarowsky, 15 2nd Avenue, asked about the available size of the plant. A. Burkitt indicated 0 to 100 kw; 100 kw to 250 kw; and 250 kw to 1k. After evaluating the bills, you built the site to 110%. Sue Dowdell, 32 Wolfe Avenue, asked if the capped landfill site was looked at as a possible site. C. Bielik indicated that one of the state statutes' restrictions on the ZREC program is that site must be done on municipally owned land. The landfill is privately held. Derby owns their landfill.

Mike Krenesky, 22 Maple Avenue, asked if the regional school system qualify as a municipality and could invest in doing solar. A. Burkitt indicated yes and there's a lot more dealing with the Board of Ed. C. Bielik asked if it could be done jointly and A. Burkitt indicated yes, but the difficulty comes in with the two coming together. The biggest hurdle seen with the Board of Ed is putting the system on the roofs.

C. Bielik thanked A. Burkitt for his presentation and time.

Motion to engage with Jordan Energy to take the next step in their proposition with the understanding that the Town of Beacon Falls can cancel at any time up until a signed contract: **Betkoski/Sorrentino**; discussion was by D. Sorrentino indicating that he would really like to have EDC included in the discussion and have their comments; 2 ayes – C. Bielik and P. Betkoski, and 1 abstention – D. Sorrentino.

4. Read and Approve Minutes from Previous Meeting

The three members reviewed the minutes from the regular monthly meeting held on February 9, 2015.

Motion to accept the meeting minutes from the regular monthly meeting held on February 9, 2015 as submitted for tonight's meeting: **Sorrentino/Betkoski**; no discussion; all ayes.

5. Resident Trooper/Police Report

Motion to accept the two reports submitted by the Resident Trooper/State Police for tonight's meeting: **Betkoski/Sorrentino**; no discussion; all ayes.

6. Wastewater Treatment Plant Report

Motion to accept the report submitted by the Wastewater Treatment Plant for tonight's meeting: **Sorrentino/Betkoski**; no discussion; all ayes.

7. Report of Public Works

Motion to accept the report submitted by the Public Works for tonight's meeting: **Betkoski/Sorrentino**; discussion was by C. Bielik indicating that he spoke with R. Pruzinsky on the purchase of salt for the town. Morton is out of salt and the town may need to change to a different supplier; all ayes.

8. Report of the Fire Marshal

It was noted that Laurel Ledge is moving along.

Motion to accept the report submitted by the Fire Marshall for tonight's meeting:
Sorrentino/Betkoski; no discussion; all ayes.

9. Report of the Finance Manager

The Finance Manager was not present at tonight's meeting.

C. Bielik indicated that there was no report submitted by the Finance Manager for tonight's meeting.

10. Report of the Tax Collector

The Tax Collector was not present at tonight's meeting.

Motion to accept the report submitted by the Tax Collector for tonight's meeting and submit it to the Board of Finance for their next meeting: **Betkoski/Sorrentino; no discussion; all ayes.**

11. Report of the Town Treasurer

Mike Krenesky is present at tonight's meeting if the Selectmen have any questions regarding the Town Treasurer Report.

Motion to accept the report submitted by the Town Treasurer for tonight's meeting and submit it to the Board of Finance for their next meeting: **Sorrentino/Betkoski; no discussion; all ayes.**

12. Report of the Town Clerk

Motions to accept the report submitted by the Town Clerk for tonight's meeting and submit it to the Board of Finance for their next meeting: **Sorrentino/Betkoski; no discussion; all ayes.**

13. Report of the Library

Sue Dowdell is present at tonight's meeting if the Selectmen have any questions regarding the Library Report.

Motion to accept the report submitted by the Library for tonight's meeting:
Sorrentino/Betkoski; no discussion; all ayes.

14. Report of the Fire Department

Chief Trzaski was present at tonight's meeting if the Selectmen have any questions regarding the Fire Department Report.

P. Betkoski thanked Chief Trzaski and his department for all their hard work especially at this time of the year.

It was noted that there are several leaks in the roof, some from ice damming and snow. He contacted the contractor and he has been responsive. He explained what has been happening and the problem with the design of the roof.

Motion to accept the report submitted by the Fire Department for tonight's meeting:
Betkoski/Sorrentino; no discussion; all ayes.

15. Any Other Reports

a. Report of the Custodian

There was no report submitted by the Custodian since he was on vacation.

b. Report of the Town Nurse

There was no report submitted by the Town Nurse since it is a quarterly report and the next due date is 03/31/2015.

16. Reading of Correspondence

1. Two invoices from the Board of Selectmen Clerk were received for the regular meeting on February 9, 2015 in the amount of \$72.50 and for the special town meeting on January 13, 2015 in the amount of \$57.50.

Motion to pay the Clerk's invoices as submitted in the total amount of \$130.00:
Sorrentino/Betkoski; no discussion; all ayes.

2. A letter dated 02/20/2015 from the Library Director was received. Amy Enquist will be ending her probation period on 04/02/2015 and S. Dowdell is recommending an increase in her salary based on her performance. C. Bielik supports this recommendation.

3. A letter from Brian Herb was received on 02/24/2015 regarding his resignation. He will be leaving the position based on family reasons and will be here through the end of April 2015.

Motion to accept Brian Herb's letter of resignation with deep regret:
Sorrentino/Betkoski; no discussion; all ayes.

4. A letter from the Beacon Falls Lions Club was received on 02/22/2015 regarding the use of the parking lot adjacent to the firehouse for their flower sale. The sale will be held on April 3rd and 4th.

Motion for permission for the Beacon Falls Lions Club to use the parking lot adjacent to the firehouse for their flower sale: Sorrentino/Betkoski; no discussion; all ayes.

5. Authorizations from Rich Minnick, Land Stewart, regarding Toby's Pond were received. One is for Michael Franco of Shasta Terrace and another one is for Gary Segapore of Milford, CT to use remote controlled boats and aircrafts on Toby's Pond.

6. A letter from Mark Cobb was received on 02/17/2015 regarding his resignation as the administrator of the town website. He will be continuing his position through April 1st. C. Bielik will put something out to Citizens News and already have received a few interested parties.

Motion to accept Mark Cobb's letter of resignation with great regret:
Sorrentino/Betkoski; no discussion; all ayes.

7. An email from Diane Betkoski, Conversation Commission, was received regarding applicants to fill the vacancy on the Commission. She is recommending Lori Paradis Brant to fill the vacancy after interviewing interested parties. C. Bielik will discuss this during Appointments.

8. A flyer from Jack Betkoski, the new Economic Development Commission Chairman, was received regarding a training session to be held at the Beacon Falls Town Hall Assembly Room on March 30, 2015 at 6:30 PM. It will be conducted by The CT Economic Resource Center. C. Bielik has sent a copy out to all boards and commissions.

17. Old Business

a. MERF Discussion - Update

C. Bielik indicated that they have received, but not an official notification, which the ruling on the interpretation of the contract was in favor of the town. The way we have been doing it all this time is acceptable now to Hartford. C. Bielik indicated that we will continue to move forward with this ruling.

b. Robert Rich – A Space Center Self Storage – Request for Fee Waiver

This will remain on the agenda for the Board is waiting for information from Planning and Zoning. They are still doing some research on this.

c. Audible Cross Walk – South Main Street/Burton Road

C. Bielik has issued the purchase order for the Audible Crosswalk and pressing forward and hopefully this will be completed as soon as possible.

18. New Business

a. Melbourne Trust – Discussion/Vote

Woodland Regional High School had sent a letter questioning the Board if the two \$1,000 scholarships from the Melbourne Trust were going to be offered this year to the students.

There is a \$10,000 ceiling that can never be touched. It is in a Certificate of Deposit earning a minimum interest rate. The current balance in the trust that is available is approximately \$7,600 and at the current rate, there will only be enough for three more years.

C. Bielik noted that there may be a voluntary donation that could be tied in with the tax payments after speaking with the Treasurer. This may something that may be worthwhile to look into to support the students.

C. Bielik asked the Selectmen for their thoughts. D. Sorrentino indicated that this trust also helps children with other needs for residents in Beacon Falls. C. Bielik asked M. Krenesky when was the last time a request for help was received and awarded from this trust. M. Krenesky believed that it may have been about 6 years ago.

After a brief discussion as to what the amount of the scholarships to be offered to Woodland Regional High School for this year, C. Bielik indicated that he would entertain a motion.

Motion to decrease the amount of the two scholarships to \$500 each:
Betkoski/Sorrentino; no discussion; all ayes.

b. 5310 Wheelchair Accessible Motor Vehicle Grant – Resolution - Vote

The resolution was emailed to the Board and C. Bielik elected not to read the 10 page resolution at tonight's meeting. This is to purchase the new Senior Bus and enter into the contract with the State of CT. Dept. of Transportation. C. Bielik is authorized to execute the resolution since he is the CEO of the town.

Motion to accept the resolution as presented: **Sorrentino/Betkoski; no discussion; all ayes.**

c. Preliminary Budget Discussion – Municipal Budget 2015-2016

C. Bielik indicated that the Board of Selectmen is not quite ready to bring the budget to the Board of Finance since they are waiting on a few pieces of information. They are waiting for a good solid estimate for the medical insurance. With having the audit recently completed, the General Fund balance as of 06/30/2014 was reported as \$2.15 million surplus. C. Bielik noted that money must be spent wisely. C. Bielik indicated that he will present this to the Board of Finance tomorrow night and take \$850,000 of that balance and allocate it to specific needs. He is looking for approximately \$100,000 to be allocated to the town hall parking lot; approximately \$250,000 to be moved to the wastewater treatment plant fund; and approximately \$500,000 to be allocated for road repairs.

d. Appointment of Naugatuck Valley Council of Governments Alternate

C. Bielik nominated Peter Betkoski to be the alternate for the Naugatuck Valley Council of Governments.

Motion to appoint Peter Betkoski as Alternate to the Naugatuck Valley Council of Governments: **Bielik/Sorrentino; no discussion; 2 ayes – C. Bielik and D. Sorrentino, and 1 abstention – P. Betkoski.**

e. Nancy Avenue – Discussion/Update

When the town took possession of the property, there was a payment needed for the town to write itself a check for approximately \$26,000. By executing a letter to the tax collector with the town's intentions, the Marshal will be authorized to wash out the \$26,000 and the only fees would be remaining will be for the Marshal and the attorney.

19. Appointments

There is a vacancy on the Conservation Commission. Diane Betkoski indicated that Lori Paradis Brant is her recommendation for the position. C. Bielik indicated that he will entertain a motion to appoint Lori Paradis Brant to the Conservation Commission.

Motion to appoint Lori Paradis Brant to the vacancy on the Conservation Commission: **Betkoski/Sorrentino; no discussion; all ayes.**

20. Budget Transfer Requests

A budget transfer request from Beacon Hose Co. 1 was received for \$7,025.00 due to emergency repairs to Rescue 4's generator.

Motion to request a budget transfer request in the amount of \$7,025.00 from Line Item 10-90-83-1170, Contingency Fund, to Line Item 10-90-44-1472, Emergency Service Vehicle Repairs: **Betkoski/Sorrentino; no discussion; all ayes.**

A budget transfer request from the First Selectman was received for \$325.00 due to a gift for Past Chief Pratt that was purchased.

Motion to request a budget transfer request in the amount of \$325.00 from Line Item 10-90-83-1170, Contingency Fund, to Line Item 10-90-01-1220, First Selectman's Expense: **Sorrentino/Betkoski; no discussion; all ayes.**

21. Comments from the Public

Sergio Felix, 135 Pine Bridge Road, requested a written letter from the town's attorney regarding the resolution to his request of the snow removal noise that comes from NEJ. He has been complaining about noise at NEJ for about a year. C. Bielik noted that the state statute is very specific addressing an exemption for snow plow noise. There is also a section that talks about lawn mower equipment and the similar.

The town ordinance addresses, under the statutes, stricter limitation for lawn mowers and the similar but does not mention snow plow removal noise at all. Because the town's ordinance does not specifically address something that is covered under the statute, then the statute is under full force. S. Felix doesn't agree with this. The town's attorney agrees with the interpretation by C. Bielik. S. Felix asked if C. Bielik met with NEJ and C. Bielik indicated that the meeting was cancelled due to snow. S. Felix indicated that he lives next door to Dr. Dey's and they are plowing in the morning around 7:00 AM. NEJ is plowing around 9:00 PM; then again at 12:00 AM, then again at 3:00 AM, and then again in the morning. He believes that they should only come one hour earlier than the employees to clear the snow. P. Betkoski asked if the other neighbors have complained and C. Bielik indicated that no one else has.

S. Felix requested a ruling from the town's attorney in writing as to this. C. Bielik indicated that he will get a letter from the town's attorney for him.

C. Bielik asked three times if there were any public comments and there were none.

22. Executive Session – If Needed

The Board of Selectmen entered into Executive Session at 9:22 PM and came out of Executive Session at 9:34 PM.

23. Adjournment

With no further business to discuss, C. Bielik asked for a motion to adjourn tonight's meeting.

Motion to adjourn tonight's Board of Selectmen meeting at 9:34 P.M.:
Betkoski/Sorrentino no discussion; all ayes.

Respectfully submitted,

Marla Scirpo
Clerk, Board of Selectmen