

BOARD OF SELECTMEN

DEEP RIVER TOWN HALL

Regular Meeting – February 8, 2011

ATTENDANCE: Selectmen Dick Smith, Art Thompson, Dave Oliveria. Also: Margo Hilfinger, Richard Strukus (*videography*), Edward Field, Robert Jenkins, Charles Standard (*ValleyNewsNow.com*).

This regular meeting was called to order at 6:37 p.m. by Dick Smith.

MINUTES: Regular Meeting – January 25, 2011.

A motion was made by Dave Oliveria and seconded by Art Thompson to approve the minutes of the regular meeting of January 25, 2011.

APPROVED 3 - 0

CELL TOWER AT TRANSFER STATION:

In 2010 TowerCo, a company that erects and maintains cellular telephone towers, presented the town with an offer of \$264,000 to purchase the rights to perpetual easement of the cell tower located at the Deep River Transfer Station. The Board of Selectmen and Board of Finance took no action at that time. The Town receives an approximately \$25,470 per year. The amount can vary depending upon how many cell carriers lease space for their antennas.

On January 1, 2011 TowerCo increased their offer to \$320,000. The present contract will expire in 2023. Thompson, Oliveria and Board of Finance members were provided copies of the offer and other documentation. Discussion and possible action on the TowerCo offer will take place at a future joint meeting of the Board of Selectman and Finance.

January 21, 2011

Town of Deep River
Attn: Richard Smith
174 Main Street
Deep River, CT 06417

RE: TowerCo Site: CT2006 / Deep River- Winthrop Road

Dear Mr. Smith:

This letter follows the correspondence sent last year regarding the TowerCo Ground Rights Purchase Program. TowerCo has recently changed their valuation details for the program, and I wanted to provide you with a revised offer, as these changes result in a significant benefit to you.

The increased offer is for a single, lump sum payment of **\$320,000** in exchange for a perpetual easement under just that area defined as the leased premises in your lease agreement with TowerCo, together with non-exclusive easements for access and utilities that currently serve the tower facility and related equipment.

As with the previous offer, TowerCo will pay for the cost of all title work, survey, title company fees and closing costs. The lease agreement will be replaced by an easement agreement, which will provide that TowerCo must remove the facility and all improvements if that site is no longer used for wireless communications signals. Please note that it typically takes 60-90 days to close this transaction.

This transaction is structured in a manner that allows the proceeds to be treated as a capital gain rather than ordinary income. The difference to you is substantial. The federal capital gains rate is currently 15% while ordinary income is taxed at rates between 15% and 35%. Each situation is unique, and you should discuss the specific details with your financial advisor.

Please review this letter and feel free to contact me if you have any questions on the program or would like additional details. If you are interested, I would suggest moving forward soon. I look forward to working with you.

Sincerely,



Rich Toscano
Authorized Representative of TowerCo
866.319.0843 main
Rtoscano@towerco.com



5000 Valleystone Dr. Suite 200 Cary, NC 27519	address	919.469.5559	main	919.469.5530	fax	info@towerco.com	email	towerco.com	website
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DANIELS OIL CO., INC.

8 High Street
Portland, CT 06480
Portland 860-342-3778
Colchester 860-537-3011

STATE OF CONNECTICUT LICENSES:
MECHANICAL CONTRACTOR REG. NO. MC1025
HEATING-COOLING LIC. NO. S1302857
HEATING-SOLAR CONTRACTOR LIC. NO. 307843
PLUMBING CONTRACTOR LIC. NO. P1203306
ELECTRICAL L.T.D. CONTR. LIC. NO. 105119

PROPOSAL

Page No. 1 of 1 Pages

PROPOSAL SUBMITTED TO: TOWN OF DEEP RIVER	PHONE: (860) 526-6020	DATE: 1/29/2011
STREET: 174 MAIN STREET	JOB NAME: DEEP RIVER PUBLIC LIBRARY	
CITY, STATE, AND ZIP CODE: DEEP RIVER, CT 06417	JOB LOCATION: 150 MAIN ST., DEEP RIVER, CT	
ARCHITECT:	DATE OF PLANS:	JOB PHONE:

We hereby submit specifications and estimates for:

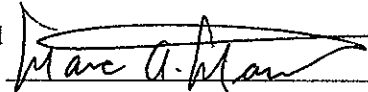
REPLACEMENT OF (2) TRANE BLOWER FAN MOTORS.

We hereby propose to furnish material and labor--complete in accordance with above specifications, for the sum of:
\$1,586.00 Dollars.

PAYMENT TO BE MADE AS FOLLOWS:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature: _____



NOTE: This Proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In the event of default, the customer understands that they will be responsible for all court fees and a reasonable attorney's fee. Also, any unpaid balance over 30 days past due will be charged a 1 ½% Finance Charge per month.

Signature _____

Date of Acceptance: _____

Signature _____

APPOINTMENTS:

A motion was made by Thompson and seconded by Oliveria to approve the appointment of Chuck Walker to the Community Health Committee for a term to expire 10/30/2011.

APPROVED 3 - 0

A motion was made by Thompson and seconded by Oliveria to approve the appointment of Michael Tomlinson, as a regular member to the Conservation and Wetlands Commission. He currently serves as an alternate member. His term will expire on 12/1/2012.

APPROVED 3 - 0

REPAIR / REPLACEMENT TO LIBRARY HEATING SYSTEM:

Smith reported that a failure in the cast iron portion of the boiler at the Library, which was installed in the 1990s as a part of the library expansion, has resulted in a leak. Daniels Energy, which holds the contract for the Town's fuel oil, and with whom the Town has a service contract, was asked to recommend a course of action, as well as to address ongoing issues with air handlers that provide the heating and cooling in many areas of the building. Smith provided Thompson and Oliveria with Daniels' proposals.

- 1] Burnham boiler model V9, similar to the current unit: \$11,389;
- 2] Buderus model 315/6 equipped with a Riello oil burner: \$13,395.

Daniels also recommended installing Trane blower fan motors in the air handlers in the Community Room, at an estimated cost of \$1,586. The two units, which were also installed when the Community Room was built, are insufficient for both heating and cooling. Motion by Thompson, 2nd by Oliveria to approve \$1,586 for two Trane blower fan motors for the heating units in the Community Room.

APPROVED 3 - 0

Motion by Thompson 2nd by Oliveria to approve the expenditure of \$13,586 for a new Buderus burner/boiler.

APPROVED 3 - 0

Note: a copy of the Daniels proposal is attached to these minutes.

ANY OTHER BUSINESS TO COME BEFORE THE BOARD – Audience of Citizens:

Rich Strukus asked why the small pick up trucks were only making one pass when plowing his street. Smith stated that there was one new driver who is still learning. Also, whereas the plows on the three larger trucks are 11 feet wide, the blades on the pickup trucks are only eight feet wide. When snow falls at a rate much greater than one inch an hour the pickup trucks make just one pass in either direction to keep their roads open. When the snowfall ceases they can return to push the snow back.

Russell Marth advised the Board that the signature cards for the Memorial Fund account at Liberty Bank have not yet been processed. Smith asked Marth why not. Marth stated he didn't know. Smith said he would contact Tom Lindner and request that signature cards be signed and presented to Liberty as soon as possible. The Community Health Committee presently is unable to withdraw any of the approximately \$72,000 presently remaining in the account. It was confirmed that the signers of the account would be Chairman Russell Marth, Town Treasurer Thomas Lindner, Deputy Treasurer Jayne Mather and Board of Selectmen members Art Thompson and Dave Oliveria. Checks will require three signatures.

ADJOURNMENT:

A motion was made by Oliveria and seconded by Thompson to adjourn at 7:25 pm.

APPROVED 3 - 0

Richard H. Smith
First Selectman

RHS/jk