

June 21, 2010

The Stonington Board of Selectmen held a special meeting on this date at the Stonington Town Hall at 1:00 p.m. First Selectman Edward Haberek and Selectman Glee McAnanly were present. Selectman George Crouse was present by telephone. Also present was the Tax Assessor, Marsha Standish and a member of the public.

(1) Call to Order

Mr. Haberek called the meeting to order at 1:01 p.m.

(2) New Business

Set Call for Special Town Meeting:

Mr. Haberek read the following items to be considered and voted on at the Special Town Meeting on June 30, 2010:

- a. An Ordinance providing for an enforcement procedure against properties that are deemed distressed and blighted.
- b. An Ordinance prohibiting and regulating the illicit discharge of material into the Town of Stonington's storm water system; and prohibiting and regulating the illegal connection of private drainage systems to the Town of Stonington's storm water system.
- c. A Resolution authorizing an exchange of properties of equal size between Joseph and Mary Putnam, owners of property on Mistuxet Avenue, with an equal size parcel of land owned by the Town of Stonington behind the Mystic Middle School; said transfer shall be for no consideration, but shall be subject to certain terms and conditions.
- d. An Ordinance providing for the partial abatement of taxes for real property located at 26 Main Street, and owned by the Portuguese Holy Ghost Society, Inc. Said abatement would cap the property tax burden of the subject property to no more than \$7,500.00 for the current assessment year, and for every assessment year thereafter, up to and including the assessment year of October 1, 2014, at which time said abatement would be revisited by the Town.
- e. A Resolution authorizing the sale of 2,626 shares of stock in WellPoint, Inc. held by the Town of Stonington and authorizing that all proceeds from said sale be deposited into the Town of Stonington's Health Insurance fund.
- f. An Ordinance providing for a tax exemption for any personal property leased to the Town of Stonington provided that such personal property is used exclusively and entirely for the purposes of the Town of Stonington and said personal property is not otherwise exempt under General Statute §12-81.
- g. An Ordinance providing that a business with its principal place of business within the limits of the Town of Stonington receive bidding preference over non-Town based businesses. If the Town based business is not the lowest bidder; provided that said Town based business is within certain percentages of the lowest responsible bidder, and said Town based business agrees to accept the award of the bid at the amount of the otherwise lowest responsible bidder.
- h. An Ordinance providing that the Town Assessor and the Town Board of Assessment Appeals shall have the authority to waive any penalty pursuant to General Statute § 12-63c(d) if the owner of real property required to submit income and expense information is

not the owner of said real property on the assessment date for the grand list to which such penalty is added.

- i. **A Resolution to enter into a Property Tax Assessment Agreement with Zachry Nuclear Engineering, Inc. for certain real property located at 14 Lords Hill Road; whereby the assessed value of the building at 14 Lords Hill Road will be set at its pre-renovation assessed value of two million four hundred sixty five thousand five hundred dollars (\$2,465,500) for the next seven (7) Grand List years, up to and including the assessment year of October 1, 2017; provided that Zachry Nuclear Engineering, Inc. invests at least three million dollars (\$3,000,000) to renovate the subject property and moves its business into the subject property after said renovation.**

A motion was made by Mr. Crouse, seconded by Mrs. McAnanly to move said items to Special Town Meeting.

Discussion: Mrs. McAnanly regarding to Zachry Nuclear Engineering asked who would be putting the \$3,000,000.00 into the building and if there are any parameters to how they use the \$3,000,000.00. Ms. Standish stated that they only have to agree to \$3,000,000.00. Mr. Haberek stated that they are taking it from a manufacturing type of building and making it into a research and design type office. After discussion it was agreed that the item under letter i. should be revised to read that "Zachry Nuclear Engineering, Inc. and Quiambog, LLC together invest at least three million dollars (\$3,000,000)".

Mr. Haberek asked the Selectmen who were in favor of setting the call to Special Town Meeting say aye, all three selectmen said aye and the vote was unanimous.

Mr. Haberek then read the following Resolution:

"BE IT HEREBY RESOLVED that, pursuant to Section 3-3 of the Charter, the Board of Selectmen calls a Special Town Meeting for Wednesday, June 30, 2010 at 7:00 p.m. at the Stonington High School, 176 South Broad St., Pawcatuck, CT, to consider and act upon resolutions as outlined in the Notice of Special Town Meeting which will be attached to the Minutes of this meeting as Appendix A, which notice is hereby approved." A motion was made by Mr. Crouse, seconded by Mrs. McAnanly and voted unanimously to adopt the resolution.

(3) Adjourn

There being no further business to come before this Board, the meeting was adjourned at 1:11 p.m.

Respectfully submitted,

Kristine Bell
Recording Secretary

APPENDIX "A"

**NOTICE OF SPECIAL TOWN MEETING
TOWN OF STONINGTON**

The Special Town Meeting of the electors and citizens qualified to vote in Town Meetings of the Town of Stonington, Connecticut, will be held at Stonington High School, US Route 1, 176 S Broad St., Pawcatuck, CT 06379 on

Wednesday, June 30, 2010 at 7:00 p.m.

To consider, discuss, and vote upon the following.

FIRST: To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, providing for an enforcement procedure against properties within the Town that are deemed to be blighted. A copy of the complete text of the proposed Ordinance is on file in the Town Clerk's office during normal business hours.

SECOND: To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, prohibiting and regulating the illicit discharge of material into the Town of Stonington's storm water system; and prohibiting and regulating the illegal connection of private drainage systems to the Town of Stonington's storm water system. A copy of the complete text of the proposed Ordinance is on file in the Town Clerk's office during normal business hours.

THIRD: To consider and vote on a resolution authorizing an exchange of properties of equal size between Joseph and Mary Putnam, owners of property at 200 Mistuxet Avenue, with an equal size parcel of land owned by the Town of Stonington behind the Mystic Middle School; said transfer shall be for no consideration, but shall be subject to certain terms and conditions as is more fully set forth in the agreement and resolution, copies of which are on file in the Town Clerk's office during normal business hours.

FOURTH: To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, providing for the partial abatement of taxes for real property located at 26 Main Street, and owned by the Portuguese Holy Ghost Society, Inc. Said abatement would cap the property tax burden of the subject property to no more than \$7,500.00 for the current assessment year, and for every assessment year thereafter, up to and including the assessment year of October 1, 2014, at which time said abatement would be revisited by the Town. A copy of the complete text of the proposed Ordinance is on file in the Town Clerk's office during normal business hours.

FIFTH: To consider and vote on a resolution authorizing the sale of 2,626 shares of stock in WellPoint, Inc. held by the Town of Stonington, and authorizing that all proceeds from said sale be deposited into the Town of Stonington's Health Insurance

fund. A copy of the complete text of the proposed resolution is on file in the Town Clerk's office during normal business hours.

SIXTH: To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, providing for a tax exemption for any personal property leased to the Town of Stonington, provided that such personal property is used exclusively and entirely for the purposes of the Town of Stonington, and said personal property is not otherwise exempt under General Statute §12-81. A copy of the complete text of the proposed Ordinance is on file in the Town Clerk's office during normal business hours.

SEVENTH: To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, providing that a business with its principal place of business within the limits of the Town of Stonington receive bidding preference over non-Town based businesses if the Town based business is not the lowest responsible bidder; provided that said Town based business is within certain percentages of the lowest responsible bidder, and said Town based business agrees to accept the award of the bid at the amount of the otherwise lowest responsible bidder. A copy of the complete text of the proposed Ordinance is on file in the Town Clerk's office during normal business hours.

EIGHTH: To consider and vote on a resolution to adopt an Ordinance of the Town of Stonington, Connecticut, providing that the Town Assessor and the Town Board of Assessment Appeals shall have the authority to waive any penalty pursuant to General Statute §12-63c(d) if the owner of real property required to submit income and expense information is not the owner of said real property on the assessment date for the grand list to which such penalty is added. A copy of the complete text of the proposed Ordinance is on file in the Town Clerk's office during normal business hours.

NINTH: To consider and vote on a resolution to enter into a Property Tax Assessment Agreement with Zachry Nuclear Engineering, Inc., as lessee, and Quiambog, LLC, as owner, for certain real property located at 14 Lords Hill Road; whereby the assessed value of the building at 14 Lords Hill Road will be set at its pre-renovation assessed value of TWO MILLION FOUR HUNDRED SIXTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$2,465,500) for the next seven (7) Grand List years, up to and including the assessment year of October 1, 2017; provided that Zachry Nuclear Engineering, Inc. and Quiambog, LLC together invest at least THREE MILLION DOLLARS (\$3,000,000) to renovate the subject property, and Zachry Nuclear Engineering, Inc. moves its business into the subject property after said renovation on or before September 30, 2011. A copy of the complete text of the proposed Property Tax Assessment Agreement is on file in the Town Clerk's office during normal business hours.

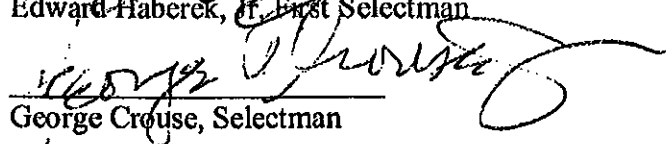
At this hearing electors and residents may appear and be heard.

All Ordinances and amendments thereto shall become effective following approval by Town Meeting and fifteen (15) days after publication in a newspaper having a substantial circulation within the Town of Stonington.

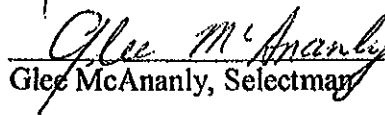
Dated at Stonington, Connecticut this 21st day of June, 2010.



Edward Haberek, Jr., First Selectman



George Crouse, Selectman



Glee McAnanly, Selectman