

Killingworth Board of Selectmen

April 8, 2013

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1. Call to Order

The Killingworth Board of Selectmen held its regular meeting on Monday, April 8, 2013, at the Killingworth Town Office Building, 323 Route 81, Killingworth, Connecticut. In attendance were First Selectwoman Catherine Iino, Selectman Fred Dudek and Selectman Lou Annino, Jr. First Selectwoman Iino called the meeting to order at 7:00 PM.

Motion by Iino, second by Dudek, to add Approval of Minutes to the Agenda. Voting in favor – Iino, Dudek, Annino. Opposed – none. Motion Carried.

Motion by Dudek, second by Annino, to approve March 21, 2013 Minutes amended as follows -

- ▲ **Under 7B. Clean Energy Communities Pledge, 2nd sentence, correct the word "ray" to "array".**
- ▲ **Under 7B. Clean Energy Communities Pledge, 3rd sentence, change "trashed energy" to "trash to energy".**
- ▲ **Under 9. CI Comments, 3rd paragraph, correct spelling to "Iraq."**

Voting in favor – Dudek, Annino, Iino. Opposed – none. Motion Carried.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Visitors' Comments – none.

4. Tax Abatements & Refunds – none.

5. Vacancies on Appointive Committees

The following vacancies are as noted on the Agenda – Conservation Commission – 1, Historic Review – 2, Open Space – 1, Town Office Building – 1, Energy Task Force – 2, Housing Partnership – 6, Parmelee Steering – 3, Traffic Safety – 1, Health & Safety – 1, Public Health-1.

6. Appointments

Motion by Iino, second by Dudek, to appoint Melissa Ferrara to Regional Mental Health Board for 2 year term. Voting in favor – Iino, Dudek, Annino. Opposed – none. Motion Carried.

It was noted Peter Brandon could not be appointed to the Energy Task Force because he still had to come in and register to vote.

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7. Old Business

A. Award Bids: Catch Basin Cleaning, Crack Sealing

There were several questions regarding these bids. Who has the responsibility for determining what roads are being done. How many pallets for crack sealing. How many catch basins in Town. Is this in conjunction with the Town of Haddam. It was noted it was Walter Adametz's, Road Foreman, to recommend acceptance of Janet's Sweeping and Property Care LLC at a price of \$17.49 and \$18.00 per basin. Selectman Annino noted he was uncomfortable with this without knowing more specifics as noted above. First Selectman Iino noted the Town of Haddam is on their own. Selectman Dudek noted the price per basin could be accepted and then the Board could get a list from Mr. Adametz as to what is going to be done. **Motion by Dudek, second by Annino, to approve per basin price and award bid to Janet's Sweeping and Property. Voting in favor – Dudek, Annino, Iino. Opposed – none. Motion Carried.** First Selectwoman Iino noted she would speak to Walter Adametz about supervision with regard to this matter. Selectman Annino reiterated he would like to see a list of all catch basins that will be cleaned, number per road, etc.

With regard to crack sealing, it was noted this was put out to bid on the basis of per pallet price as has been done in the past. It was also noted this could be rebid asking for companies to come and evaluate the Town's needs. There is \$15,000 in the budget for this work. Selectman Annino noted he would like to know how many roads are being done, etc. The crack sealing bid was tabled. No action was taken.

B. Clean Energies Pledge

The Clean Energy Communities Municipal Pledge was reviewed. Geoff Cook was present. First Selectwoman Iino noted the Board spoke about the trash to energy and CRRRA before. She felt the Board should consider this proposal as a possibility. Geoff Cook noted if the Town signs this CEC Pledge as it has in past years, the biggest thing is to stick to the purchase of 20%. First Selectwoman Iino noted as a Clean Energy Community, the Town is eligible for these rewards. It was noted the Grant is \$5000 and could be used for energy measures on Town buildings. Mr. Cook noted it could be used for any type of solar. Iino also noted the Town would be eligible for a couple of panels which could be installed on any Town building. Purchasing power and overall reduction of energy consumption was reviewed. Genevieve Sherman from CEFIA noted they purchase on the wholesale.

Selectman Dudek asked what is considered renewable power. Mr. Cook replied solar, wind and hydro. The argument is this is material that would wind up in the landfills but because it is being reclaimed, it should have its own classification. **Motion by Iino, second by Annino, to sign the Clean Energies Pledge and keep the Energy Task Force working on this. Voting**

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in favor – Iino, Annino, Dudek. Opposed – none. Motion Carried.

Motion by Iino, second by Dudek, to move Agenda Item 8A, CPACE, to next item of business. Voting in favor – Iino, Dudek, Annino. Opposed – none. Motion Carried.

8. New Business

A. CPACE

Terry Dinnean, Genevieve Sherman, Tony Savino and Geoff Cook were present to discuss CPACE. Tom Cost, True Value Hardware, was also present as he is making arrangements to put a solar array on the Cost building. Genevieve Sherman from CEFIA (Clean Energy Finance and Investment Authority) noted CPACE stands for Commercial Property Assessed Clean Energy. This allows a property owner to get cash up front and make an investment in their building. She explained the owner buys a solar array and repays the cost of it on their tax bill over a period of time. This allows for funding over a long period of time. The building is collateral. The conduit for payment is the Town. Ms. Sherman reviewed the process in detail. She noted CEFIA underwrites the loans, looks at the buildings and makes sure they can take on this assessment. Selectman Dudek asked what the Town's responsibility was in this process. Ms. Sherman noted the Town is the conduit for payment. The property owner pays the Town of Killingworth in his property taxes. It will be a CPACE bill for a fixed amount every six months for 20 years. The owner pays the Town and the Town has 30 days to pay CEFIA and CEFIA pays the investor.

Selectman Annino asked what happens in the event the taxes are paid but the debt service on the loan is not paid. Ms. Sherman noted property taxes to the Town always come first. The Town has no financial liability. The Town's responsibility is 1) paperwork of recording the assessment, 2) assigning the lien to CEFIA and recording lien, and 3) billing and collection every 6 months. Two things required are that there must be a Town Meeting passing a Resolution agreeing that the Town will adopt CPACE, and the Town will sign an Agreement with CEFIA.

Selectman Annino noted ultimately this is an economic development tool. It improves building stock and business competitiveness.

Geoff Cook noted this is one of several mechanisms available as incentives to commercial customers to products of a renewable nature that they normally wouldn't do because of high cost. This type program spreads payments out, interest is lower and the process is a little less painful. It also limits liability in managing the program. It should be pretty simple to administer.

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Tom Cost noted he has already secured the financing for this project. He reviewed some of the details of his project. First Selectwoman Iino noted aside from the Clean Energy the Town has to find ways to help the small commercial sector in Town.

Selectman Dudek asked to have the tax lien explained again. Tony Savino reviewed the tax lien. Terry Dinnean noted there really is no down side to the Town. The work is really done once the Tax Collector does the assessment. The Town becomes a billing center. Selectman Annino asked why CEFIA doesn't take this on directly. Ms. Sherman noted municipal tax liens have preference over mortgages. This makes the property owner cash positive and will go straight to the bottom line.

Tony Savino noted Towns want to see businesses making a viable living and paying taxes.

Terry Dinnean asked what happens when the net operating income goes up and the building is now worth an extra \$60 or \$70,000 a year. Ms. Sherman noted solar is assessed differently. Killingworth has an exemption in place.

Selectman Dudek noted he was not ready to make a decision on this tonight. First Selectwoman Iino noted the Board needs to issue a Call to Town Meeting. Dudek reiterated he was not ready to make a decision as this was the first time he saw this information. It was noted there are not 20 towns signed up with more coming on. Savino noted there is no cost to the Town. The bill goes in the same envelope as the tax bill. Selectman Dudek reiterated he didn't have any negativity. He just want time to read through the material.

Selectman Annino suggested sending this off to the Town Attorney for review. First Selectwoman Iino noted the State has said it is taking on all the legal aspects of this program. Selectman Dudek noted Board members should receive information of this magnitude ahead of time.

Selectman Annino noted he would urge the Chamber and the Energy Task Force to stand up at a Town Meeting and speak in favor of this. Geoff Cook noted he would also solicit feedback from other towns.

B. Energy Task Force Budget Discussion

First Selectwoman Iino noted \$42,000 was in the budget for repairs. The Town has spent about \$11,000 and has \$33,000 left. It was thought some of this would be spent on the Library but they are now in the Capital Budget for next year including the roof at \$140,000. Geoff

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Cook noted CPACE has just been opened up to non-profits. It was noted the Library is non-profit but it is a municipal building. **Motion by Annino, second by Dudek, to allocate \$20,000 from the repair line in the 2012-2013 Budget to the Energy Task Force to implement a portion of the first phase of the Committee's recommendations.** Discussion followed.

First Selectwoman Iino asked the ETF to meet and report back to the Board of Selectmen with their recommendations of what should be done and the priorities. **Voting in favor – Annino, Dudek, Iino. Opposed – none. Motion Carried.**

D. Appointment of Assessor

First Selectwoman Iino noted the Board forgot to appoint the Assessor before April and should do so now. **Motion by Iino, second by Dudek, to appoint Terry Dinnean as Acting Assessor for the coming year. Voting in favor – Iino, Dudek, Annino. Opposed – none. Motion Carried.** First Selectwoman Iino noted she had nothing but praise for what Mr. Dinnean has brought to that office and it has been a huge contribution.

7. Old Business

C. Hazard Mitigation Plan

The Hazard Mitigation Plan was tabled. First Selectwoman Iino noted this is making progress. She would like to send it to Planning & Zoning for their review as well as Inland Wetlands.

8. New Business

C. Regional Agricultural Council

First Selectwoman Iino noted the RiverCOG has taken on the task of forming a Regional Agricultural Council that would be an advisory group only. It would enable Towns to be eligible for certain programs and grants. The Board would need to appoint someone to the council eventually. First Selectwoman Iino noted Walter Adametz was active in getting this started as head of the Middlesex Farm Bureau. The Board could appoint Mr. Adametz if he is interested in doing it. Selectman Annino agreed Mr. Adametz should be asked if he wishes to be on the Council. **Motion by Iino, second by Dudek, to join the Regional Agricultural Council and the BOS will come up with an appointee. Voting in favor – Iino, Dudek, Annino. Opposed – none. Motion Carried.**

E. National Day of Prayer

Selectman Dudek asked who the participants were for this. Selectman Annino asked for more background of the National Day of Prayer. First Selectwoman Iino will research and report back to the Board.

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F. Clinton Police Motorcycle Ride

Motion by Dudek, second by Annino, to approve the Clinton Police Motorcycle Ride for Sunday, May 19, 2013. Voting in favor – Dudek, Annino, Iino. Opposed – none. Motion Carried.

9. CI Comments

First Selectwoman Iino noted she talked at the last meeting about the shooting laws and has confirmed that these laws only apply to hunting. She also noted the pending bill before the Legislature has died. Senator Meyer says he will bring it up again next year. Selectman Annino thought the Board should consider what can be done in terms of an Ordinance, but not a noise ordinance. First Selectwoman Iino indicated she has asked Attorney Howard to look into this.

First Selectwoman Iino noted the Board of Finance has put \$40,000 in Capital for the Library roof.

First Selectwoman Iino noted she has asked Dick Leighton and the Town Engineer to look at the salt shed. The Board of Finance was concerned that things have been let go too long that weren't addressed. Mr. Leighton confirmed this was a good plan, good price and no one could have known this was going on without taking the walls apart.

First Selectwoman Iino noted the dump permit is now under a blanket permit which allows the Town to make changes. She also noted the Town is going to start issuing new dump stickers (blue).

First Selectwoman Iino reviewed sweeping of Town roads. A couple of quotes have been received from an outside contractor. The Town has to supply the water and dump truck. The plan is to use a contractor who also does plowing for the Town.

10. Selectmen's Comments – none.

11. Adjournment

Motion by Annino, second by Dudek, to adjourn at 9:00 PM. Voting in favor – Annino, Dudek, Iino. Opposed – none. Motion Carried.

Respectfully submitted,

Judith R. Brown

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Judith R. Brown, Recording Secretary