

**Board of Selectmen
Regular Meeting
Wednesday, November 11, 2015
5:00PM
Court Room**

Postponed until November 18, 2015

Postponed until November 25, 2015

1. Call to order

Meeting brought to order by First Selectman Catherine A. Osten, First Selectman at 5:00PM. Present were Selectmen Denise Dembinski and Cheryl Blanchard. Also present was Lorraine Allen.

2. Pledge of Allegiance

Led by C. Osten

3. Review and act on minutes of October 14, 2015

Motion made by C. Blanchard, seconded by D. Dembinski to approve the minutes of 10/14/2015. Correction under Selectman's report: no need for a Special Meeting for the Solar Farm Project and corrected the spelling on Siting Council. Vote was unanimous as amended.

4. Act on request for tax refund of overpayment of taxes.

Motion made by C. Blanchard, seconded by D. Dembinski to approve the tax refund of overpayment of taxes for Michael McKeever for \$26.81, unanimously voted.

Motion made by D. Dembinski, seconded by C. Blanchard to approve the tax refund of overpayment of taxes for Jacob Hawkins for \$347.82, unanimously voted.

5. Act on reappointment for David Gustafson as Tree Warden.

Motion made by D. Dembinski, seconded by C. Blanchard to appoint David Gustafson as Tree Warden, unanimously voted.

6. Act on reappointment for Town Attorney.

Motion made by D. Dembinski, seconded by C. Blanchard to appoint Richard Cody as our Town Attorney, unanimously voted.

Motion made by D. Dembinski, seconded by C. Osten to add Item #7 to the agenda. C. Blanchard opposed.

7. Act on a Board of Selectman Resolution Pursuant to Connecticut General Statutes Section 12-81 (57) (F).

Motion made by D. Dembinski, seconded by C. Osten to approve the resolution Pursuant to Connecticut General Statutes Section 12-81 (57) (F). Discussion: C. Blanchard would like more time to review the document making sure we do the right thing for a 20 year commitment to the town. C. Blanchard asked about the formula the Assessor used and the taxes that will be abated. C. Osten stated the original project was planned to be on the Fusion Paperboard site; it is currently on a site near there. The Fusion site was in the Enterprise Corridor Zone when it would have provided an 80% abatement. The first five years of the original plan would have the taxes start at \$175,000 then decline to \$110,000. When it moved to the new site, the Town had an option to extend the Enterprise Corridor Zone or come up with another method of abatement or no abatement.

The extension of the Enterprise Corridor Zone was a cumbersome process and rated out. If there was no abatement, the project would not have happened in this town thus this was ruled out. That left a reasonable abatement to be figured out. A review of other solar projects in other Towns was done along with a review of the profit and loss of company documents.

C. Osten met with Claude Pellegrino, Finance Chairman and Mary Huda, Assessor to discuss this project. C. Blanchard does not see a problem with putting this off for a couple of weeks; appreciates the information given to her but needs more time to thoroughly read the legal document; wants a steady stream of revenue. D. Dembinski trusts Cathy and Claude noting that they are committed to this town. She is certainly ok with making this decision and comfortable to go ahead with this project. C. Osten would like to get this completed and has talked about this power purchase agreement over the last several months.

This resolution will bring a very stable revenue source to the town.

D. Dembinski and C. Osten voted yes. C. Blanchard opposed.

Board of Selectman Resolution

Pursuant to Connecticut General Statutes Section 12-81(57)(F)

Whereas, Fusion Solar Center, LLC ("Fusion") has a ground lease for portions of land located at 57 Potash Hill Road and 111 Potash Hill Rd., Sprague, Connecticut ("Leasehold"), and intends to build and operate a solar photovoltaic facility on approximately 114 acres, including all maintenance, repairs and replacements (the "Project"); and

Whereas, the Project will consist of solar panels, associated electric transmission equipment, and no buildings, and will be contained within the approximately 114 acres,

as is shown conceptually within a fenced area on a certain plan or map titled "Fusion Solar Center, LLC Fusion Solar Center Potash Hill Road, Sprague Connecticut", Scale 1"=300', Project No. 20140978.A20, Date: 06/12/2015, CS-101; and

Whereas, Fusion has a power purchase agreement for the Project under Connecticut General Statutes 16a-3f, which is a power purchase agreement within the meaning of Connecticut General Statutes Section 12-81(57)(F); and

Whereas, the projected level of future real and personal property tax obligations on the Leasehold under normal assessment and levy practices would make the Project economically infeasible; and

Whereas, the Town of Sprague, acting through its Board of Selectmen, has a strong interest in (a) encouraging the development and establishment of environmentally sound power uses, (b) promoting sound economic development, (c) facilitating the uses to which Fusion will put to the Leasehold, (d) attracting Fusion to the Town, and (e) increasing the Town's tax revenue.

Therefore, Be It Resolved:

Pursuant to the authority set forth in Connecticut General Statutes Section 12-81(57)(F), the Board of Selectmen of the Town of Sprague hereby abates the combined real and personal property taxes levied against the Leasehold, commencing upon the tax levy of July 1, 2016 and continuing for a period of 20 consecutive years, as follows:

The full range of taxes levied and due upon (1) the Leasehold, and (2) the personal property, its substitutions and replacements, which make up the Project and are located upon the Leasehold, for the said 20-year period, shall be abated such that the amount of taxes paid upon such property shall be \$200,000 annually, and no more. The taxes shall be payable annually in full by July 31 of each year.

For purposes of this resolution, Leasehold taxes shall be considered to be taxes against real property.

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Said abated taxes shall be subject to collection and enforcement as real estate taxes as provided in the Connecticut General Statutes. In addition, should all or any portion of any payment under this abatement be in default for ninety (90) days or more, the Board of Selectmen may declare, by vote, this abatement to be void.

Said abatement shall not apply to any use of, or improvement to, the real property of which the Leasehold is a part, other than to the use and improvements specifically referenced herein, and as shown on the plan, and to the replacements or substitutions of such improvements.

Said abatement shall terminate should the power purchase agreement be terminated. Unless earlier terminated in accord with this resolution, said abatement shall expire, without notice, with the last abated payment due on July 1, 2035.

The First Selectman is authorized to negotiate and enter into any agreements, and/or deliver any documents or instruments, as may be appropriate to carry out this resolution

8. Selectmen's report

- Vehicles ready for winter, salt and sand is ordered.
- Second and third round of mowing, when done vehicle to worked on and to go out again if it doesn't snow.

- Road work is all completed, patched potholes
- Troopers report reviewed; also met with Commissioner and several other towns at SCCCOG re: the resident trooper. Talked about sharing with other towns.
- Spoke with First Selectman in Franklin and Bozrah and Superintendents and Chairman of the Boards of Education – looking for ways to save money.

C. Blanchard would like to receive a report regarding the rental property for 2014/2015 and year to date.

9. Public comment

None

10. Adjournment

Motion made by C. Blanchard, seconded by D. Dembinski to adjourn the meeting at 6:00PM, unanimously voted.

Respectfully submitted by,

Catherine A. Osten
First Selectman

These minutes subject to approval at December 9th meeting.