

Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Mary A. Glassman - First Selectman

Watch Board of Selectmen meetings LIVE and rebroadcast on Comcast Channel 96, rebroadcast on AT&T U-verse Channel 99 and on-demand on www.simsburytv.org

AMENDED

SIMSBURY BOARD OF SELECTMEN

Main Meeting Room – Simsbury Town Hall – 933 Hopmeadow Street, Simsbury

Regular Meeting – September 22, 2014 – 7:00 p.m.

PLEDGE OF ALLEGIANCE

PUBLIC AUDIENCE

PRESENTATION

FIRST SELECTMAN'S REPORT

SELECTMEN ACTION

- a) Approve Tax Refunds
- b) Approve recommendation to deny a Tax Abatement application request from RC Connectors for the property located at 144-146 Hopmeadow Street
- c) Adopt a resolution allowing the First Selectman to accept a Historic Documents Preservation Grant in the amount of \$5,000 from the Connecticut State Library
- d) Acceptance of donation of \$3,500 from the Hartford Foundation for Public Giving to support Social Services Department programs
- e) Amendments to June 23, 2014 Resolutions in connection with the school security projects grants
- f) Review and approve a resolution authorizing a tax abatement to C-TEC Solar for the solar installation located at the International Skating Center as authorized by Connecticut General Statutes Section 12-81(57)(C)

Telephone (860) 658-3230
Facsimile (860) 658-9467

MGlassman@simsbury-ct.gov
www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 – 7:00 Monday
8:30 – 4:30 Tuesday through Thursday
8:30 – 1:00 Friday

APPOINTMENTS AND RESIGNATIONS

- a) Accept the resignation of Patrick Boeshans (R) as a regular member of the Clean Energy Task Force effective September 1, 2014
- b) Appoint Phil Purciello (R) as a regular member of the Conservation Commission with an expiration date of January 1, 2016
- c) Accept the resignation of Mark D. McPherson as the Town of Simsbury representative to the North Central C-MED Communications Committee effective August 26, 2014

OTHER BUSINESS

ACCEPTANCE OF MINUTES

- a) Regular Meeting of September 8, 2014

SELECTMEN LIAISON AND SUB-COMMITTEE REPORTS

1. Personnel – Approve Truck Driver/WPCF position
2. Finance
3. Welfare
4. Public Safety
5. Board of Education

ADJOURN TO EXECUTIVE SESSION

- a) Discussion of purchase of 1 Old Bridge Road
- b) Discussion on Enforcement Action regarding 4 Apple Lane

ADJOURN FROM EXECUTIVE SESSION

Possible action

ADJOURN



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Date of submission:** 09/16/2014
2. **Date of Board Meeting** 09/22/2014
3. **Individual or Entity making the submission:** Colleen O'Connor, Tax Collector
4. **Action requested of the Board of Selectmen** (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):
The Individual or Entity making the submission requests that the Board of Selectmen:

Approve tax refunds per attached printout in the amount of **\$5,369.75**
5. **Individual(s) responsible for submission** (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.): Colleen O'Connor, Tax Collector
6. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):
.
7. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):
The following documents are included with this submission and attached hereto:

Excel spreadsheet prepared by the Tax Collector showing detailed information on refunds

	BILL NUMBER	TAX	FIRE	INTEREST	TOTAL
List 2010					
					\$0.00
Total 2010		\$0.00	\$0.00	\$0.00	\$0.00
List 2011					
Atlas Management LLC	11-02-40053	\$2.30	\$3.19		\$5.49
					\$0.00
Total 2011		\$2.30	\$3.19	\$0.00	\$5.49
List 2012					
Brown Thomas E	12-03-52100	\$25.29	\$0.82		\$26.11
Doty Susan P	12-03-54827	\$178.99	\$5.86		\$184.85
					\$0.00
Total 2012		\$204.28	\$6.68	\$0.00	\$210.96
List 2013					
Ari Fleet LT	13-03-50485	\$1,897.37	\$60.80		\$1,958.17
Brennan Terence	13-03-51908	\$6.61	\$0.22		\$6.83
Chase Auto Finance	13-03-52917	\$403.60	\$12.93		\$416.53
Daimler Trust	13-03-54047	\$79.55	\$2.55		\$82.10
Honda Lease Trust	13-03-58240	\$221.36	\$7.09		\$228.45
Honda Lease Trust	13-03-58252	\$205.02	\$6.57		\$211.59
Honda Lease Trust	13-03-58265	\$282.64	\$9.06		\$291.70
Honda Lease Trust	13-03-58276	\$186.00	\$5.96		\$191.96
Honda Lease Trust	13-03-58295	\$242.08	\$7.76		\$249.84
Honda Lease Trust	13-03-58318	\$152.09	\$4.87		\$156.96
Honda Lease Trust	13-03-58363	\$148.04	\$4.75		\$152.79
Iris Erica C	13-03-58730	\$79.30	\$2.54		\$81.84
Izard Christopher M	13-03-58746	\$6.61	\$0.22		\$6.83
Jenks Michael A	13-03-58921	\$8.13	\$0.26		\$8.39
Kulas Craig A	13-03-60030	\$44.15	\$1.41		\$45.56
Lane James T	13-03-60225	\$19.42	\$0.63		\$20.05
Locandro Ronald R Jr	13-03-60849	\$8.06	\$0.26		\$8.32
Lyons Mary D	13-03-61110	\$430.04	\$13.78		\$443.82
Moger Carol O	13-03-62585	\$23.10	\$0.74		\$23.84
Neary Brian J	13-03-63152	\$61.02	\$1.96		\$62.98
Palmer Jeffrey C	13-03-63974	\$39.67	\$1.27		\$40.94
Prozinski Dennis W	13-03-64989	\$14.18	\$0.45		\$14.63
Sabia Dominic D	13-03-66108	\$80.04	\$2.57		\$82.61
Salters Express Co Inc	13-03-66198	\$97.87	\$3.13		\$101.00
Towle David P	13-03-68477	\$133.03	\$4.26		\$137.29
Toyota Motor Credit Corp	13-03-68630	\$255.71	\$8.19		\$263.90
Wheels LT	13-03-69819	\$38.48	\$1.23		\$39.71
					\$0.00
Total 2013		\$5,163.17	\$165.46	\$0.00	\$5,328.63

TOTAL 2010		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL 2011		\$2.30	\$3.19	\$0.00	\$5.49
TOTAL 2012		\$204.28	\$6.68	\$0.00	\$210.96
TOTAL 2013		\$5,163.17	\$165.46	\$0.00	\$5,328.63
					\$5,545.08
TOTAL ALL YEARS		\$5,369.75	\$175.33	\$0.00	\$5,545.08



Town of Simsbury

933 HOPMEADOW STREET

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SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING

AGENDA SUBMISSION FORM

1. **Title of Submission: Tax Abatement Application.**
2. **Date of submission: September 12, 2014**
3. **Date of Board Meeting: September 22, 2014**
4. **Individual or Entity making the submission: Hiram Peck, Director of Planning and Community Development, Staff to the Business Development Committee**
5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**

Consideration and final action regarding the submitted Tax Abatement application for 144-146 Hopmeadow Street, for RC Connectors

6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

Hiram Peck, staff for the Business Development Committee

7. **Summary of Submission (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):**

The applicant RC Connectors requests a Tax Abatement for 24 luxury apartments located at 144-146 Hopmeadow Street. (Attachment A.)

The BDC Committee met on 9/8/14 pursuant to the adopted (Attachment C.) Tax Abatement program requirements and discussed the request.

The BDC does not recommend granting the requested abatement based on the reasons stated by the BDC in the attached letter (Attachment E.) which describes the BDC discussion in some detail.

The request is referred to the BOS for final decision along with the attached findings of the BDC.

8. Description of documents included with submission (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

- a. Copy of the Tax Abatement application from RC Connectors for the property at 144-146 Hopmeadow Street for 24 luxury apartments.
- b. Copy of Town Attorney's memo on the subject application.
- c. Copy of the Tax Abatement program document.
- d. Copy of the Tax Abatement program history including the impact of the propose request based on the Assessor's calculations
- e. Copy of memo from BDC staff memo regarding the BDC meeting discussion and recommendation of September 8. 2014.

Thank you for your consideration of this matter.

September 12, 2014

To: Board of Selectmen

From: Hiram Peck, Director of Planning and Community Development

Re: BDC meeting: Tax Abatement Request for property of RC Connectors at 144-146 Hopmeadow Street

- A. In accordance with the adopted Tax Abatement Program the Business Development Committee (BDC) met on September 8, 2014 and discussed the subject application.

Members present included: Mary Glassman, Chair, and members Lou George, Peter Pabich and Derek Peterson. A complete copy of the application materials is attached for your review.

After discussion the BDC determined the following:

1. The application may only be considered under the category of "Other Uses" as it is not a manufacturing facility nor is the subject apartment building a corporate headquarters.
2. The application seeking tax abatement for 24 luxury, market rate, apartment units is not in keeping with the original intent of the adopted tax abatement policy in part because there is no clear net benefit to the Town as a result of this project as was envisioned by the adopted Tax Abatement program.
3. The application seeks abatement which is different than the adopted program. The application seeks abatement of 50% for the first year, 40% for the second year and 25% for the third year. for this new construction.

The adopted abatement program proposes possible abatement for increases in valuation of the following for new construction: 40% for the first year, 30% for the second year and 20% for the third year.

In order to determine if the BDC (The BOS) were able to grant a request which was not in perfect alignment with the adopted program, an inquiry was sent to the Town Attorney. His letter is also attached to this material. His finding was that deviations from the adopted program would be acceptable in essence if the Town decided the application met the intent of the program.

After discussion the BDC voted to not recommend approval to the Board of Selectmen based on the fact that as it was for a 24 unit luxury residential apt building, the application did not fit the original intent of the adopted Tax Abatement program. The vote was 3-1 to recommend against acceptance of the application.

- B. In addition, the BDC asked the Planning Director to review the Tax Abatement program and recommend revisions to it. He will proceed with this review and make recommendations to the BDC in the near future.



Town of Simsbury

933 HOPMEADOW STREET

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Planning and Land Use Department

AGENDA

Business Development Committee Meeting

September 8, 2014 at 6 PM

Simsbury Town Hall

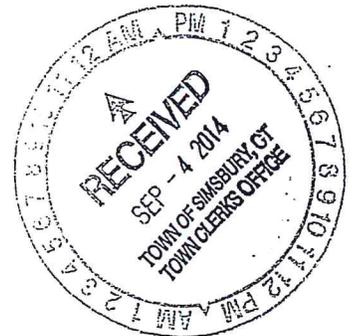
Main Meeting Room

Agenda Item:

Discuss and possibly make a recommendation to Board of Selectmen regarding:

1. Application of John Ritson on behalf of RC Connectors, LLC for requested tax abatement under the adopted Simsbury Tax Abatement program for 24 luxury apartments as shown on submitted application materials for property located at 144-146 Hopmeadow Street.

Adjourn



LAW OFFICES OF
JOHN D. RITSON
146 HOPMEADOW STREET
SIMSBURY, CONNECTICUT 06089
(860) 651-3200
FAX (860) 651-6300
www.ritson.com

JOHN D. RITSON
ATTORNEY
johnr@ritson.com

TERI L. DIXON
PARALEGAL
terid@ritson.com

April 8, 2014

Hiram Peck, III, AICP
Director of Community Planning
& Development
933 Hopmeadow Street
Simsbury, CT 06070

Re: Request for Tax Abatement on Construction of 24 Luxury Apartments
at Property Located at 144-146 Hopmeadow Street, Weatogue, CT

Dear Mr. Peck:

I'm writing to follow up our recent telephone conversation regarding an application with the Town of Simsbury for tax abatement under the established tax abatement program currently in place.

I am writing on behalf of RC Connectors, LLC, hereinafter "the company" and myself as manager of that limited liability corporation. RC Connectors, LLC has made a significant investment in Simsbury with this project which had a building cost in excess of \$3.7 million. The project consists of 24 luxury apartments, 22 of which are two bedroom apartments with 2 one bedroom apartments. The building is slightly under 30,000 sq. ft., 3 stories in height and has an elevator.

The project is a permitted use and all necessary approvals are in place at this time. It has been completed and the CO was issued in the Fall of 2013.

RC Connectors is not delinquent in any fees or taxes that are otherwise due the Town of Simsbury.

Additionally, the project provides a clear benefit to the town in that there is a specific need for these types of apartments to house single parents that need a presence in town because of children in the school system and empty nesters looking to downsize single family residences and rent apartments instead of tying up equity.

RC Connectors, LLC is intending on holding this asset and managing it so any tax benefit given through abatement would directly benefit RC Connectors, LLC. The benefit will be clearly lower operating costs while the company is trying to get the building, which was built on speculation, fully leased out hopefully within 2 years of the issuance of certificates of occupancy. Currently there are 10 units occupied.

According to the handout I received from you I must complete information on the summary sheet Appendix A. That information follows:

Applicant Name: RC Connectors, LLC and John D. Ritson, member

Applicant Address: 146 Hopmeadow Street, Weatogue, CT

Description of Business/SIC Code: Construction of 24 Luxury Apartments to be held as a rentable asset in the Town of Simsbury managed by RC Connectors, LLC

Description of Business to be conducted in Simsbury/SIC Code (if different from overall business):

Development and construction of market rate luxury apartment complex consisting of 22 two bedroom units and 2 one bedroom units

Employment: Other than full-time construction worker employment during the building of the complex there will not be any permanent employment jobs anticipated. Notwithstanding that, once the building is completed many local companies will be utilized to provide landscaping, cleaning, dumpster access, insurance needs, plowing, etc.

- **Increase in Revenue Prior to Abatement**

Prior discussions with the Town Assessor projects taxes of the apartment complex and small office building in the front at 2.25% of the fair market value. The assessor has recently set the assessment at \$2,105,750 for the whole property for anticipated annual tax revenue of \$81,063 at the last 38.51 mill rate. This figure is exclusive of taxes collected for cars owned by the tenants of the apartments. The car units are estimated to be anywhere between 24 and 48 vehicles.

- **Annual abatement on 50/40/25% schedule**

Year one at \$40,531.00 (estimate)

Year two \$32,425.00 (estimate)

Year three \$20,265.00 (estimate)

- **Net benefit**

During the first year the net benefit is projected to be \$40,531.00, \$48,637.00 for the second year and plus \$60,797.00 in year three. The town will also be collecting all revenue for tax assessments on cars owned by the tenants which will add to the net benefit for the town.

Impact Questions:

1. Describe Impact of the New or Expanded Business on Simsbury Services (schools, social services, public works, etc.)

Impact should be minimal. Target market is empty nesters with no kids at home or divorcees with 1-2 children who are already in the school system. The building is on private property so no public works impact is expected. It is going to be an active adult community with independent living tenants. Social services impact is expected to be minimal if at all.

2. Describe the Indirect Impact that this development will have on Simsbury (spin-off employment, other business development, tourism, etc.)

The company, along with Tom Evans, are trying to make this area an impact zone for pedestrian traffic and business. The company and Tom have both highlighted each other's projects in pushing this apartment complex and for Mr. Evans pushing for the Dunkin' Donuts which was recently approved and abuts the company property. This project has helped Tom Evans make the determination to level the adjacent yellow building which stands two buildings down on the south side of this project and build a new one. This project also is being touted by Tom Evans to develop the old Pool & Patio Barn building and make it more attractive for B1 business use especially with the new Dunkin' Donuts in place.

Checklist:

- **DEP/EPA check on environment violations:** There are no environmental violations and RC Connectors holds an updated Phase I certified to the company

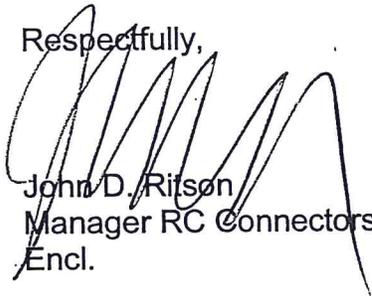
- **Municipal taxes paid to date:** All taxes are paid to date and current.

This building was built on total speculation (10 out of 24 apartments have written leases in place currently). It is likely there will be a time frame of up to two years to get the project fully leased out now that it is completed. That means there will be a negative cash flow for the initial investment of \$3.7 million until the units are fully rented or at least 95% capacity.

Tax abatement is an important factor with the local banks that I am dealing with on behalf of the company to try to secure permanent financing on the project. Granting this type of abatement will hopefully allow RC Connectors to maintain this investment in our local community fulfilling a need for Simsbury residents and also benefit the town on a tax basis.

Thank you for your courtesies and consideration of this request.

Respectfully,



John D. Ritson
Manager RC Connectors, LLC
Encl.

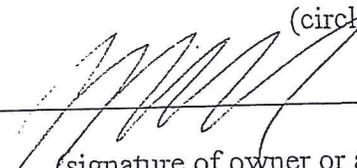
BOARD OF ASSESSMENT APPEALS
 APPEAL SUMMARY
 TOWN OF SIMSBURY
 GRAND LIST OF OCTOBER 1, 2013

Property owner's name RC CONNECTORS LLC (JOHN RITSON)

Property Location: 144-146 HORMEADOW STREET, WEATOGUE, CT 06099

Date, time and place of hearing: MARCH 12, 2014; 8:00 7:00 P.M.; Room 103 SIMSBURY TOWN HALL

Action to be taken: none review land review exterior interior inspection. other

Verification: _____ (circle one)

 (signature of owner or agent)

Change in assessment as shown below:	Old	New	Change
Adjustment Land Value	<u>387,790</u>	<u>371,000</u>	<u>- 16,790</u>
Building Value	<u>2,227,960</u>	<u>1,734,750</u>	<u>-493,210</u>
TOTAL	<u>2,615,750</u>	<u>2,105,750</u>	<u>-510,000</u>
Personal Property	_____	_____	_____
Motor Vehicle	_____	_____	_____

Reason: _____

Date Notice Sent: 3/28/2014

Change made to ACCOUNT NUMBER 30192500

BOARD OF ASSESSMENT APPEALS

 (Chairman)

(Date action taken by Board)

Sec. 12-117a.¹ Appeals from boards of tax review or boards of assessment appeals
person, including any lessee of real property whose lease has been recorded as provided in section 47-19 and who is bound under the terms of his lease to pay real property taxes, claim to be aggrieved by the action of...the board of assessment appeals...in any town or city may, within two months from the date of the mailing of notice of such action, make application, of the nature of an appeal therefrom,...to the superior court for the judicial district in which said town or city is situated (the Judicial District of Hartford-New Britain)², which shall be accompanied by a citation to such town or city to appear before said court.

Excerpted from Section 12-117a, Connecticut General Statutes
<http://www.jud.ct.gov/directory/directory/directions/civil/Simsbury.htm>

UNIQUE ID: 30192500

LOCATION:	146 HOPMEADOW STREET	Map/Block/Lot:	F17 154 008	Date Printed	07/24/2014
911 ADDRESS:		Zoning	B-1	Neighborhood	0194
		Last Update	03/19/2014		

OWNER OF RECORD		VOLUME / PAGE	DATE	SALES TYPE	VALID	SELLING PRICE
RC CONNECTORS LLC		0607 0026	Feb/18/2003	Warranty Deed	NO	374,181
146 HOPMEADOW STREET WEATOGUE CT 06089						

PRIOR OWNER HISTORY						

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY Revaluation Date: 10/01/2012

PERMIT NUMBER	DATE	COST	NEW HSE	STATUS	% COMP	CO ISSUED	DATE OF CERT	REASON FOR CHANGE
B-13-144	Apr/24/2013	150,000	YES	Closed	100			CONSTRUCTION OF (4) FOUR- CAR GARAGE STRUCTUR
B-12-692	Jan/09/2013	30,000	NO	Closed	100			GARAGE STRUCTURE- 4 GARAGES WITH 4 VEHICLES B
B-12-389	Aug/03/2012	172,000	YES	Closed	100			24 UNIT APARTMENT

STATE ITEM CODES						APPRAISED VALUE	
Census	466102	Code	Quantity	Value	Code	Quantity	Value
Dev Map		22	1.00	146,420			Total Land Value 530,000
Dev Lot		23	1.00	1,461,120			Total Building Value 2,296,491
Inspection Date		25	3.00	127,210			Total Outbuilding Value 181,728
Inspector		26	3.37	371,000			Total Market Value 3,008,219
Data Entry							

AGRES							INFLUENCE FACTORS			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Primary Site	0.35	0.00	175,000	1.00	100	122,000	Primary Site	100	Adj Factor	
Com. Rear	3.02	0.00	40,000	1.00	238	408,000	Commercial Rear	238	Adj Factor	
Total	3.37					530,000				

ASSESSMENT HISTORY (PRIOR YEARS AS OF OCT 1)						LAND SUMMARY	
	Current	2013	2012	2011	2010		
Land	371,000	387,790	360,860	358,420	358,420	Land if 490 not applied	530,002
Building	1,607,540	2,098,070	163,490	148,760	148,760		
Outbuilding	127,210	129,890	11,530	6,300	6,300		
Total	2,105,750	2,615,750	535,880	513,480	513,480		

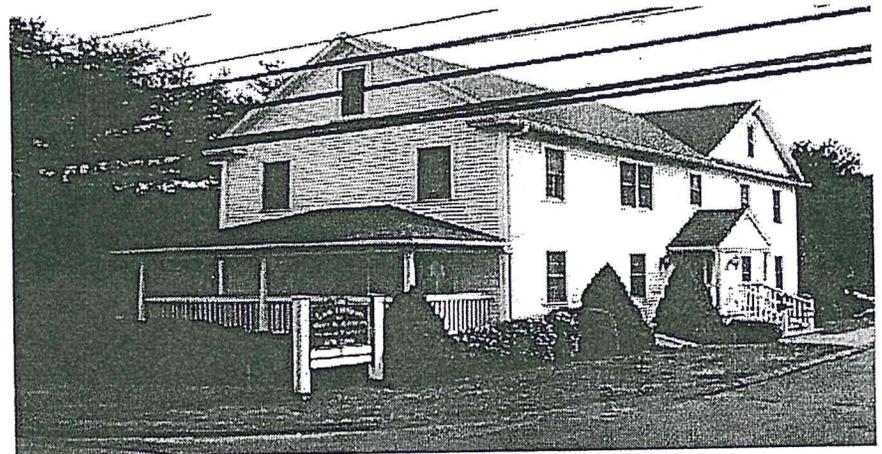
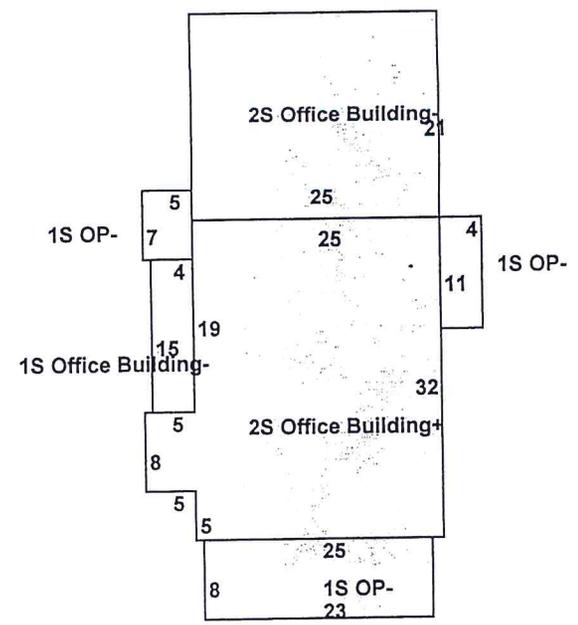
COMMENTS	
Mar/24/2014	B-13-144 BPOK DG
Sep/30/2007	25X32 SECTION OF BLDG HAS BSMT/BALANCE IS CRAWL;
Sep/30/2007	OFFICES IN DWELLING RENOVATED & CONVERTED IN 1995;
Sep/30/2007	2010 LAND VALUE INCREASED FOR 24 APT APPROVALS @ \$12,500 EACH

UNIQUE ID: 30192500

LOCATION:	146 HOPMEADOW STREET
911 ADDRESS:	
MAP/BLOCK/LOT:	F17 154 008

SEGMENT	USE	AREA	COMMENTS
Office	Office Building	2,730	
Office	Office Building	60	

COMMERCIAL BUILDING DESCRIPTION		PRICING LADDER	
BUILDING USE	Commercial	Item	Area/Qty Value
CLASS	Wood Frame	Base Value	2,790 265,664
OVERALL CONDITION	VG/GD	Basement	840 16,632
CONSTRUCTION QUALITY	Average/Good	Central Air	2,790 12,555
UNITS	0	Value Before Depr.	0 294,851
YEAR BUILT	1922	Depr/Adjust Amount	0 85,680
PERCENT COMPLETE	100	Final Value (After Depr)	0 209,171
STORIES	2	GLA	2,790
BASEMENT			
BASEMENT TYPE	Basement		
BASEMENT TYPE %	100		
BASEMENT TOTAL AREA	840		
BASEMENT FINISHED AREA	0		
HVAC			
HEATING	FHA	GRADE FACTOR	0
FUEL	Gas	ECONOMIC DEPR %	-4
COOLING %	100	PHYSICAL DEPR %	33
		FUNCTIONAL DEPR %	0
INTERIOR		ATTACHED OUTBUILDING COMPUTATIONS	
FLOORS	Hardwood Carpet	Type	Area/Qty Value
WALLS	Dry Wall	Porch	Open 184 2,208
WALL HEIGHT	8	Porch	Open 35 420
		Porch	Open 44 528
		Porch	Open
EXTERIOR			
EXTERIOR WALLS	Vinyl		
ROOF COVER	Arch Shingles		
SPECIAL FEATURES			



F17-154-008 03/13/2012

DETACHED OUTBUILDING COMPUTATIONS				
Type	Year	Area/Qty	Value	
Paving	1995	6,638	14,300	

UNIQUE ID: 30192500

LOCATION:	146 HOPMEADOW STREET	Map/Block/Lot:	F17 154 008	Date Printed	07/24/2014
911 ADDRESS:	144 HOPMEADOW STREET	Zoning	B-1	Neighborhood	0194
		Last Update	03/19/2014		

OWNER OF RECORD		VOLUME / PAGE	DATE	SALES TYPE	VALID	SELLING PRICE
RC CONNECTORS LLC 146 HOPMEADOW STREET WEATOGUE CT 06089		0607 0026	Feb/18/2003	Warranty Deed	NO	374,181

PRIOR OWNER HISTORY						

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY Revaluation Date: 10/01/2012

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B-12-389	Aug/03/2012	172,000	YES	Closed	100			24 UNIT APARTMENT

STATE ITEM CODES						APPRAISED VALUE	
Census	466102	Code	Quantity	Value	Code	Quantity	Value
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Dev Lot		23	1.00	1,461,120			
Inspection Date		25	3.00	127,210			
Inspector		26	3.37	371,000			
Data Entry							
						Total Land Value	530,000
						Total Building Value	2,296,491
						Total Outbuilding Value	181,728
						Total Market Value	3,008,219

AGRES							INFLUENCE FACTORS			
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Primary Site	0.35	0.00	175,000	1.00	100	122,000	Primary Site	100	Adj Factor	
Com. Rear	3.02	0.00	40,000	1.00	238	408,000	Commercial Rear	238	Adj Factor	
Total	3.37					530,000				

ASSESSMENT HISTORY (PRIOR YEARS AS OF OCT 1)						LAND SUMMARY	
	Current	2013	2012	2011	2010		
Land	371,000	387,790	360,860	358,420	358,420	Land if 490 not applied	530,002
Building	1,607,540	2,098,070	163,490	148,760	148,760		
Outbuilding	127,210	129,890	11,530	6,300	6,300		
Total	2,105,750	2,615,750	535,880	513,480	513,480		

COMMENTS	
Mar/24/2014	B-13-144 BPOK DG
Sep/30/2007	25X32 SECTION OF BLDG HAS BSMT/BALANCE IS CRAWL;
Sep/30/2007	OFFICES IN DWELLING RENOVATED & CONVERTED IN 1995;
Sep/30/2007	2010 LAND VALUE INCREASED FOR 24 APT APPROVALS @ \$12,500 EACH

UNIQUE ID: 30192500

LOCATION:	146 HOPMEADOW STREET
911 ADDRESS:	144 HOPMEADOW STREET
MAP/BLOCK/LOT:	F17 154 008

24 UNIT APARTMENT BUILDING

SEGMENT	USE	AREA	COMMENTS

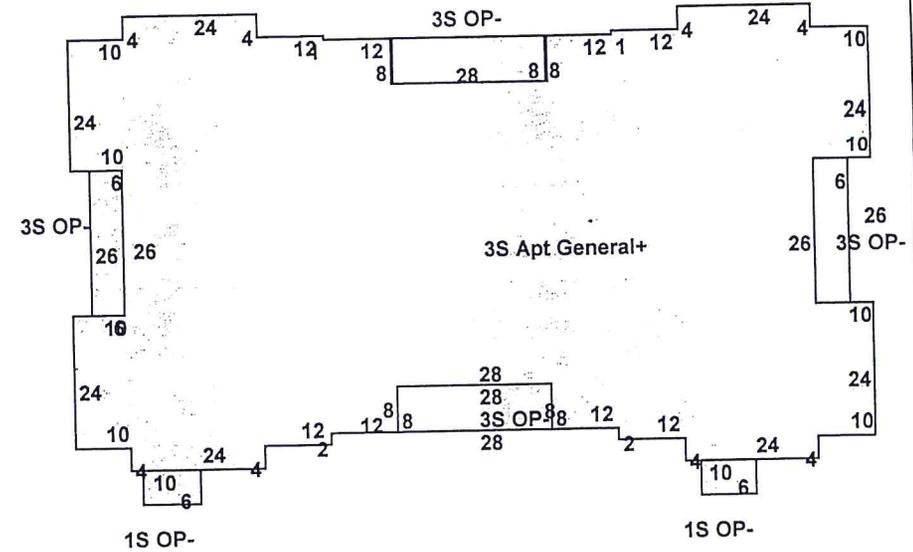
COMMERCIAL BUILDING DESCRIPTION		PRICING LADDER	
BUILDING USE	Commercial	Item	Area/Qty Value
CLASS	Wood Frame	Base Value	29,787 2,328,748
OVERALL CONDITION	AV	Basement	9,929 196,594
CONSTRUCTION QUALITY	Average/Good	Basement Finished Area	1,200 16,200
UNITS		Central Air	29,787 134,042
YEAR BUILT	2013	Commercial Elevator	1 27,000
PERCENT COMPLETE	100	Other	3 13,500
STORIES	3	Wet Sprinklers	29,787 77,744
		Value Before Depr.	0 2,793,827
		Depr/Adjust Amount	0 780,686
		GLA	29,787
		Final Value (After Depr)	0 2,013,142

BASEMENT	
BASEMENT TYPE	Basement
BASEMENT TYPE %	100
BASEMENT TOTAL AREA	9,929
BASEMENT FINISHED AREA	1,200
HVAC	
HEATING	FHA
FUEL	Gas
COOLING %	100

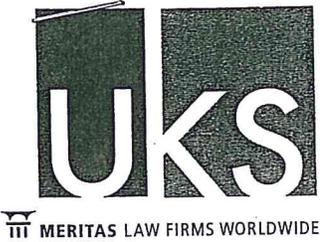
GRADE FACTOR	-4
ECONOMIC DEPR %	27
PHYSICAL DEPR %	1
FUNCTIONAL DEPR %	0

INTERIOR		ATTACHED OUTBUILDING COMPUTATIONS			
FLOORS	Carpet Hardwood	Type	Area/Qty	Value	
WALLS	Dry Wall	Porch Open	60	1,776	
WALL HEIGHT	12	Porch Open	60	1,776	
		Porch Open	672	19,886	
		Porch Open	468	13,849	
		Porch Open	672	19,886	
		Porch Open	468	13,849	
EXTERIOR					
EXTERIOR WALLS	Concrete Boar Other				
ROOF COVER	Asphalt				

SPECIAL FEATURES		
Elevator	1	
Wet Sprinkler	29787	
Other	3	

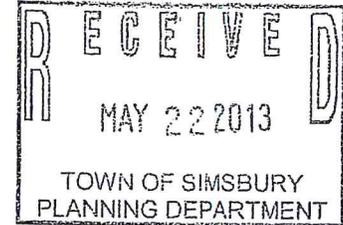


DETACHED OUTBUILDING COMPUTATIONS							
Type	Year	Area/Qty	Value	Type	Year	Area/Qty	Value
Garage	2013	3,648	113,349	Det 1St Fr	2013	3,648	113,349
Paving	2013	18,275	54,079	Paving	2013	18,275	54,079



Robert M. DeCrescenzo
(t) 860.548.2625
(f) 860.548.2680
rdecrescenzo@uks.com

May 16, 2013



Hiram W. Peck, III, AICP
Director of Community Planning
And Development
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Re: Request for Tax Abatement on Construction of
24 Luxury Apartments at Property Located
at 146 Hopmeadow Street, Weatogue, CT

Dear Hiram:

RC Connectors, LLC, (hereinafter "RC") has received all necessary land use approvals for a construction project at its location at 146 Hopmeadow Street. The project consists of 24 luxury apartments. The building is slightly under 30,000 square feet in three stories with an estimated building cost of approximately \$3.7 Million.

RC is requesting a 100% tax abatement for the first two years after the completed project is placed on the Grand List. Specifically, the Company seeks an abatement of all property taxes on the real estate for a period of two years from the date the issuance of the certificate of occupancy for the project. Although not addressed in the request, the project will be subject to interim partial assessments prior to the issuance of a certificate of occupancy.

Tax abatements of the type requested by RC are authorized by state law. General Statutes §12-65b authorizes municipalities, by vote of their legislative bodies, to enter into written agreements with property owners (and others not relevant here) fixing an assessment for periods up to seven (7) years, based on the value of the proposed improvements. The value of this project would qualify it for up to the full seven years of abatement. The statute allows the town to determine the percentage of the assessment to be abated, which can be up to 100%. Section 12-65b(b) limits the abatement to ten specified uses, including permanent residential uses.

The Board of Selectmen has adopted a policy for a tax abatement program ("the Program"). The Program includes six criteria. The first criteria is relevant here and states the following:

Updike, Kelly & Spellacy, P.C.

100 Pearl Street ■ PO Box 231277 ■ Hartford, CT 06123 (t) 860.548.2600 (f) 860.548.2680 www.uks.com

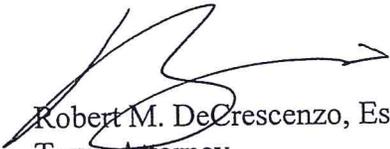
Hiram W. Peck, III, AICP
Page 2
May 16, 2013

1. The Town will consider offering tax abatements to the following qualifying businesses:
 - Manufacturing firms, as defined in Chapter 558, C.G.S., as amended, and high technology firms;
 - Any business considering establishing corporate headquarters in the Town;
 - Other uses that meet the criteria set forth under the appropriate sections of the Connecticut General Statutes.

The RC request is permissible under the statute and meets the last criteria as stated in Section 1 of the Policy, specifically, "other uses that meet the criteria set forth under the appropriate sections of the Connecticut General Statutes." Therefore, approval of the tax abatement request is a policy decision to be made by the Board of Selectmen after receipt of the committee recommendation.

I trust this responds to your inquiry. Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Robert M. DeCrescenzo, Esq.
Town Attorney

RMDe/psm

Resolution Regarding the Establishment of A Tax Abatement Program

WHEREAS, the Board of Selectmen of the Town of Simsbury seeks to encourage the growth and expansion of resident businesses, as well as the initial location of specific types of businesses, within the Town of Simsbury; and

WHEREAS, to accomplish this goal, the Town of Simsbury, acting through its Board of Selectmen, hereby establishes a process to take advantage of available economic development incentives found in the Connecticut General Statutes.

NOW THEREFORE BE IT RESOLVED:

1. The Town will consider offering tax abatements to the following qualifying businesses:
 - Manufacturing firms, as defined in Chapter 558, C.G.S., as amended, and high technology firms;
 - Any business considering establishing corporate headquarters in the Town;
 - Other uses that meet the criteria set forth under the appropriate sections of the Connecticut General Statutes.

2. In addition to the criteria set forth in the Connecticut General Statutes, applications that have an interest, or propose to acquire an interest, in real property must also meet the following guidelines:
 - Parent or subsidiaries of such applications must have a satisfactory record of environmental compliance as documented by the Connecticut Department of Environmental Protection (“DEP”); and
 - Applications must have a solid financial base and growth potential as determined by the Director of Finance; and
 - Applications must be committed to invest \$100,000 or more in new, expanded or rehabilitated facilities in Simsbury.

3. Applications for tax abatements under this program will be considered under the following circumstances:
 - The proposed project is a permitted use, or may be permitted by special permit, in the appropriate zone as defined in the Simsbury Zoning Regulations;
 - Delinquency in any fees and/or taxes that are otherwise due to the Town of Simsbury from the Applicant or any related entity shall render the applicant ineligible;
 - The project must provide a clear benefit to the Town as determined by the Board of Selectmen;
 - If the end user of the proposed facility is a lessee, tax benefits must be clearly reflected in the lease as accruing to the Applicant entity.

Tax Abatement Program

Guidelines

Page 2

4. The Board of Selectmen hereby establishes the following application and approval procedure:
 - Applications shall be made to the Director of Community Planning and Development and shall be reviewed by the First Selectman;
 - Such Application shall be accompanied by, at a minimum, the information contained in Appendix A of this resolution;
 - For purposes of reviewing Applications, there is established a Business Development Committee (“the Committee”). The Committee shall consist of five (5) members. The First Selectman shall serve as Chairperson of the Committee. The remaining four (4) members of the Committee shall be appointed by the First Selectman and one member shall be chosen from each of the then existing membership of the Economic Development Commission, the Board of Finance and the Zoning Commission. The remaining member of the Committee shall be chosen at large;
 - The First Selectman shall refer applications that meet the minimum requirements as set forth in this resolution to the Committee for consideration and recommendation to the Board of Selectmen;
 - Within sixty (60) days of the receipt of the Application, the First Selectman shall report the findings and recommendations of the Committee to the Board of Selectmen for action.

5. The Board of Selectmen deems it desirable to make the following types of assistance available:

Base Abatement for New Construction: For an application from a business that is new to Simsbury, a program that would abate the net new increase in assessed valuation for up to three fiscal years of new construction, the minimum value of which new construction is equal to or greater than \$100,000, at 40 percent in the first year, 30 percent in the second year, and 20 percent in the third year.

Business Retention Abatement: For an application from a business already located in Simsbury, a program that would abate the net new increase in assessed valuation for up to three fiscal years resulting from an increase in the value of new construction for amounts equal to or greater than \$100,000 at 50 percent in the first year, 40 percent in the second year and 30 percent in the third year.

6. The program will be administered by the Director of Community Planning and Development who shall develop forms and procedures necessary to carry out these purposes.

**Tax Abatement Program
Guidelines
Page 3**

***SUMMARY SHEET
APPENDIX A***

Applicant Name:

Applicant Address:

Description of Business/SIC Code:

Description of Business to be conducted in Simsbury/SIC Code (if different from overall business):

Employment:

	Present	1 st Year	2 nd Year	3 rd Year*
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Full-Time:

Part-Time:

Total

*Projected Growth

Increase in Revenue Prior to Abatement

	Present	1 st Year	2 nd Year	3 rd Year (Projected)
--	---------	----------------------	----------------------	----------------------------------

Annual Abatement

	Present	1 st Year	2 nd Year	3 rd Year (Projected)
--	---------	----------------------	----------------------	----------------------------------

Net Benefit

	1 st Year	2 nd Year	3 rd Year
--	----------------------	----------------------	----------------------

Add future years if the incentive package continues beyond three years, including the first year after the incentive has expired.

**Tax Abatement Program
Guidelines
Page 4**

Impact Questions

1. Describe Impact of the New or Expanded Business on Simsbury Services (schools, social services, public works, etc.)

2. Describe the Indirect Impact that this development will have on Simsbury (spin-off employment, other business development, tourism, etc)

Checklist

- DEP/EPA check on environmental violations:

- Municipal taxes paid to date:

- First Selectman's approval:

- Recommendation by Business Development Committee:

Peck Hiram

From: Linda Schofield <lindaschofieldmph@gmail.com>
Sent: Tuesday, August 26, 2014 9:37 AM
To: Peck Hiram; Schofield Linda; 'Lou George'; Glassman Mary; 'Peter Pabich'; Peterson Derek
Cc: Cooke Thomas; Gardner David
Subject: RE: Ritson 144-146 Hopmeadow Street

As a new member of this committee, I really do want to hear input from other seasoned members before making a final decision. But since I will be out of state on and off for the next two weeks, I thought I should get my initial reaction in to Hiram and share it with the rest of you.

1. In reviewing the current tax program policy it seems oriented towards encouraging "growth and expansion of resident businesses and initial location of businesses." The policy goes on to talk about the project prospectively investing in new or expanded or rehabilitated facilities. This apartment building, while relatively new, is not expanding, being rehabilitated, or being initially located here. So, it doesn't seem to me to fit the requirements of the program. I have learned that the applicant had applied prior to construction and was turned down then because the proposed plans at that time were not specific enough for the assessor to attach a value to them. That troubles me and deserves some further discussion and information.

Never-the-less, my sense of tax abatement programs is that they should be used sparingly to attract businesses to town that wouldn't otherwise locate here (or be built at all) because we want the positive economic impact they provide. This project was built even after being rejected for tax abatement prior to construction. So a tax abatement clearly wasn't necessary to attract this business venture to town. At this point, the tax relief would not incentivize new economic development, but would rather go straight to the bottom line for the investor/owner. To give this project a tax abatement would perhaps set a precedent that every other construction project in Simsbury could pursue seek tax relief before or after construction.

Perhaps we need to revise the policy to make it clearer!

2. I wonder how we would view this application or whether we would have even received one if the apartments were fully rented right away. If we are being approached for tax relief because the business owner took a risk and is failing, then I don't see that the role of town government is to bail out a money-losing business. We wouldn't have gotten a share of the profit if it had gone well.

3. I also have concerns that any tax abatement is essentially granting one taxpayer a break and increasing taxes to all others. In this case, to increase taxes for all other taxpayers in order to subsidize "luxury" apartment dwellers doesn't seem right. Why should lower income folks subsidize those living in luxury apartments?

4. I don't see a lot here in terms of positive economic development. This is basically residential development, and creates no ongoing jobs or business tax revenue for the town.

I definitely want to hear other people's perspectives and will amend my initial opinion accordingly. So feel free to tell me where you think I'm all wet, since we were not able to meet in person.

Thanks, Linda

Owner	Location	List Year First Abated	Assess. After	Assess. Before	First Year Tax Increase	Abatement FYE 6/05	Abatement FYE 6/06	Abatement FYE 6/07	Abatement FYE 6/08	Abatement FYE 6/09	Abatement FYE 6/10	Abatement FYE 6/11	Abatement FYE 6/12	Abatement FYE 6/13	Total Abated (or to be Abated)	Added tax based on three times first year change**	Net Tax Increase
Insign-Bickford Realty	175 Powder Forest Drive	2003	5,673,300	5,597,000	\$2,594	\$1,297	\$1,038	\$778							\$3,113	\$7,782	\$4,669
Insign-Bickford Realty	100 Grist Mill Road	2003	2,479,380	2,240,000	\$8,139	\$4,069	\$3,256	\$2,442							\$9,767	\$24,417	\$14,650
Termes LLC	765-783 Hopmeadow St*	2003	617,900	506,930	\$1,817	\$908	\$727	\$545							\$2,180	\$5,451	\$3,271
BH LLC	141 West Street	2003	276,200	114,320	\$5,504	\$2,201	\$1,651	\$1,101							\$4,953	\$16,512	\$11,559
Hiddler's LLC	6 Wilcox Street	2005	2,052,040	501,610	\$55,660			\$27,830	\$22,264	\$16,698					\$66,792	\$166,980	\$100,188
Hiddler's LLC	750 Hopmeadow Street	2005	375,590	216,460	\$5,713			\$2,856	\$2,285	\$1,714					\$6,855	\$17,139	\$10,284
Holloways Inc.	1430 Hopmeadow Street	2005	603,370	59,980	\$19,508			\$9,754	\$7,803	\$5,852					\$23,409	\$58,524	\$35,115
Jagy Realty Management, LLC (a)	30 Wolcott Road	2006	423,180	298,820	\$4,589				\$2,295	\$1,836	\$1,377				\$5,507	\$13,767	\$8,260
Hoffman Phyllis W Trustee of Hoffman Rose Rhea 1990 Family TRS	46 Albany Turnpike	2008	4,520,490	776,150	\$110,832						\$55,416	\$44,332	\$33,250		\$132,998	\$332,496	\$199,498
Hoffman Enterprises, Limited Partnership	36 Albany Turnpike	2009	7,547,830	3,372,130	\$125,688							\$62,844	\$50,275	\$37,706	\$150,825	\$377,064	\$226,239
7 Deer Park LLC	7 Deer Park Road	2009	576,230	370,270	\$6,199							\$2,479	\$1,860	\$1,240	\$5,579	\$18,597	\$13,018
Total Approved Abatements																	
						\$8,475	\$6,672	\$45,306	\$34,647	\$26,100	\$56,793	\$109,655	\$85,385	\$38,946	\$411,979	\$1,038,729	\$626,750

ABATEMENT TO BE CONSIDERED

Phonon Corporation **	90 Wolcott Road	2009P	1,915,877	751,060	\$35,585							\$17,792					
		2010	2,036,770	751,060	\$39,278								\$15,711	\$11,783	\$45,286	\$114,141	\$68,855
			1,285,710														
Totals	Including Phonon																
						\$8,475	\$6,672	\$45,306	\$34,647	\$26,100	\$56,793	\$127,447	\$101,096	\$50,729	\$457,265	\$1,152,870	\$695,605

* "Before" assessment is from the 2000 Grand List
(a) First was \$2,229 - corrected for spreadsheet
** Phonon Corporation, one year, with pro-rated increment, then two more years

Owner	Location	Abatement Rate Applied	List Year First Abated	Assess. After (Actual 10/1/2013)	Assess. Before (10/1/2012)	First Year Tax Increase	Abatement FYE 6/15	Abatement FYE 6/16	Abatement FYE 6/17				Total Abated (or to be Abated)	Added tax based on three times first year change**	Net Tax Increase
						0.03714									
R C Connectors LLC	144 Hopmeadow Street	100%,100%,0	2013	2,105,750	535,880	\$58,305	\$58,305	\$58,305	\$0				\$116,610	\$174,915	\$58,305
R C Connectors LLC	144 Hopmeadow Street	50%,40%,30%	2013	2,105,750	535,880	\$58,305	\$29,153	\$23,322	\$17,492				\$69,967	\$174,915	\$104,948
												Additional Abatement by Method Requested	\$46,643		



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN

MEETING AGENDA SUBMISSION FORM

1. **Date of submission:** September 15, 2014
3. **Date of Board Meeting:** September 22, 2014
4. **Individual or Entity making the submission:** Carolyn Keily, Town Clerk
5. **Action requested of the Board of Selectmen:**
Adopt a resolution to allow the First Selectman to accept a \$5,000 grant from the Connecticut State Library
6. **Individual(s) responsible for submission:** Carolyn Keily, Town Clerk
7. **Summary of Submission:** The Board of Selectmen must pass the resolution so that the Town may accept the State grant. The proposed grant projects include: microfilm maps and surveys for security back-up; scan these maps to create images which will increase accessibility to the public; check older Acetate microfilm for viability; re-microfilm records on to new Polyester microfilm to provide secure back-up images; purchase archival supplies to store current records in acid-free boxes.
8. **Description of documents included with submission**
The following documents are included with this submission and attached hereto:

Preferred wording of the resolution:

“RESOLVED, That Mary Glassman, First Selectman of the Town of Simsbury, is empowered to execute and deliver in the name and on behalf of this municipality a contract with the Connecticut State Library for an Historic Documents Preservation Grant.”

Telephone (860) 658-3230
Facsimile (860) 658-9467

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8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Social Services Department

BOARD OF SELECTMAN MEETING AGENDA SUBMISSION

1. **Date of Submission:** September 16, 2014
2. **Date of Board Meeting:** September 22, 2014
3. **Entity making Submission:** Social Services Department
4. **Action Requested:** Acceptance of financial donation in the amount of \$3,500.00 from Hartford Foundation for Public Giving
5. **Responsible for Submission:** Social Services Department
M. Lecours-Beck, Director
6. **Summary of Submission:** The Hartford Foundation for Public Giving has donated \$3,500 for our Cheese Day, Bread Day and Food Closet Programs, which assist low-income residents of Simsbury.
7. **Description of Document:** Copy of check



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:**

Amend motions from June 23, 2014 relative to Connecticut school construction grants for capital improvement projects at Squadron Line School and Henry James Memorial School.

2. **Date of submission:**

September 18, 2014

3. **Date of Board Meeting:**

September 22, 2014

4. **Individual.” or Entity making the submission:**

Burke LaClair, Business Manager for the Simsbury Public Schools

5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**

The Individual or Entity making the submission requests that the Board of Selectmen approve the following motions:

d. “Move to amend the **RESOLUTION** of June 23, 2014, that the Board of Selectmen hereby establishes the permanent Public Building Committee as the building committee to the proposed Main Office Security and Interior Hallway Improvement Project at Henry James Memorial School and to the proposed Main Office Security Project at Squadron Line School, and further authorizes the preparation of schematic drawings and outline specifications for the proposed Main Office Security and Interior Hallway Improvement Project at Henry James Memorial School and to the proposed Main Office Security Project at Squadron Line School.”

e. “Move to amend the **RESOLUTION** of June 23, 2014, that the Board of Selectmen authorizes the Town of Simsbury Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the proposed Main Office

Security Project at Squadron Line School and a grant for the proposed Main Office Security and Interior Hallway Improvement Project at Henry James Memorial School.”

6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

Burke LaClair, Business Manager for the Simsbury Public Schools

7. **Summary of Submission (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town’s counsel; and (v) other information that will inform the Board of Selectmen’s consideration of your submission. Include any additional information in an attached memorandum.):**

At its meeting of June 23, 2014 the Board of Selectman approved two resolutions: one relative to charging the Public Building Committee with responsibility for carrying out the design and construction oversight for the Squadron Line School Main Office Security Project and the Henry James Main Office Security Project and the other authorized the Board of Education to apply for school construction grants.

Following review of the two grant applications by the State Department of Administrative Services, which were submitted by June 30, 2014, the amended motions (“resolutions”) shown in item #5 above are requested for action by the Board of Selectmen in order for formal project letters to be received.

8. **Description of documents included with submission (All documents must be in final form and signed by the appropriate party.):**

The following documents are included with this submission and attached hereto:



Assessor Town of Simsbury

933 HOPMEADOW STREET P.O. BOX 495
SIMSBURY, CONNECTICUT 06070

Memorandum

To: Thomas F. Cooke – Director of Administrative Services
From: David M. Gardner, Assessor *Dmg*
Re: Questions from the Board of Selectmen on proposed abatement for C-Tec PPA ISC LLC,
under C.G.S. §12-81(57)(C)
Date: September 17, 2014
cc: Mary A. Glassman, First Selectman; Joseph Mancini, Director of Finance/Treasurer

At its August 11, 2014 meeting, the Board of Selectmen asked how many other installations might seek to take advantage of the abatement.

With the assistance of the Building Department, three other installations were found, all of them for businesses that do or have filed personal property declarations pertaining to their personal property generally. Using the cost basis of the building permits, and the same depreciation and mill rate assumptions as I used for C-Tec Solar PPA ISC LLC, the town tax and total abatement for these three installations combined, for a 10 year abatement period, would be \$18,964. That is 23.9% as much as C-Tec's projected abatement total.

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Town of Simsbury

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SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:**

2. **Date of submission:**

3. **Date of Board Meeting:**

4. **Individual or Entity making the submission:**

5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**
The Individual or Entity making the submission requests that the Board of Selectmen:

6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

7. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):

(i) The abatement would begin with the current fiscal year, which is the tax on the list of 10/1/2013 and continue through the list of 10/1/2022.

(ii) C-Tec Solar PPA ISC, LLC

(iii) The forgone taxes on the solar electrical generating equipment which is eligible for the abatement amount to \$13,020.91 in the current fiscal year and about \$79,000 over the course of the ten year abatement, as illustrated in the attached memorandum. The tax amount is expected to decline as the depreciation schedule is applied to the original cost.

(iv) The necessary resolution is being prepared by Town Counsel.

(v) The Board of Selectmen has previously taken certain actions to amend the town's ground lease with the skating center. These amendments enabled it to enter into its equipment lease with C-Tec Solar PPA ISC, LLC. Had the equipment been installed in January 2014 or later, it would have been exempt. As it is, it will remain on the taxable grand list and will owe property taxes to the Simsbury Fire District. The proposed abatement is authorized but not required by statute.

As of July 31, 2014, the taxpayer had paid enough to cover the fire district tax and the first installment of the portion of the town tax which is not subject to abatement.

8. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

Memo from the assessor to the first selectman and the director of finance/treasurer detailing the basis for the anticipated tax loss over the course of the abatement.



Assessor Town of Simsbury

933 HOPMEADOW STREET P.O. BOX 495
SIMSBURY, CONNECTICUT 06070

July 31, 2014

To: Mary A. Glassman, First Selectman
Joseph Mancini, Director of Finance/Treasurer

From: David M. Gardner, Assessor *D.M.G.*

Re: Abatement for solar electric generating equipment installed at the ISCC

C-Tec PPA ISC, LLC is the owner of a solar electrical generating system which includes photovoltaic panels and an inverter installed at the International Skating Center, and which supplies power to it. The equipment assessment is eligible for abatement in full. Page two of this memorandum corresponds to a ten-year abatement resolution.

According to Connecticut General Statute §12-81(57)(C), property like this that was installed between January 1, 2010 and December 31, 2013 is taxable, but is eligible for up to 100% abatement. Installations like this completed after January 1, 2014 are exempt.

As of October 1, 2013, the solar panels had been installed, but the inverter was not tested and made operational until November 2013. I estimated the equipment cost as of October 1, 2013, as 80% of the building permit cost for the project, which was \$659,000. The cost will need to be confirmed from the personal property declaration when it is filed. Any additional cost of equipment installed after October 1, 2013 will be excluded from basis of the assessment upon which the tax and the abatement will be based.

The attached illustration gives an indication of how much property tax the town might forgo based upon its assumptions. These include that the cost basis will not be reduced by the removal of any components within the ten-year abatement period, that the depreciation schedule continues to be used, that the cost basis is accurate and that the mill rate will change as illustrated. For assessment years after 10/1/2016, the mill rate is based upon the ten-year average mill rate ending with the current year, adjusted at the same rate of change as for the remaining years of the current revaluation cycle. The abatement for the current fiscal year would be \$13,021. The total abatement for ten years would be about \$79,000 as illustrated. Holding the current mill rate without adjustment for the entire ten year period yields a total that is only about \$400 less.

Telephone (860) 658-3251
Facsimile (860) 658-3285

www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30-1:00 Friday

Fiscal Year Ending 6/30	Grand List October 1	Estimated Original Cost of Equipment Installed as of 10/1/2013	Per Cent Good	Depreciated Value	Eligible Assessment at 70%	Town Tax	Tax Increase Factor	Mill Rate Illustration	Illustrated Abatement 10/1/2013	Net Town Tax
							(1.01463)	0.03714		
							2007-2011 Av Increase	0.03349	2004- 2013 Av Mill Rate	
2015	2013	\$ 527,200	0.95	\$ 500,840	350,590	\$16,276.16	1.0000	0.03714	\$ 13,020.91	\$3,255.25
2016	2014	\$ 527,200	0.90	\$ 474,480	332,140	\$ 12,515.04	1.0146	0.03768	\$ 12,515.04	\$0.00
2017	2015	\$ 527,200	0.80	\$ 421,760	295,230	\$ 11,286.64	1.0294	0.03823	\$ 11,286.64	\$0.00
2018	2016	\$ 527,200	0.70	\$ 369,040	258,330	\$ 10,020.62	1.0445	0.03879	\$ 10,020.62	\$0.00
2019	2017	\$ 527,200	0.60	\$ 316,320	221,420	\$ 7,858.20	1.0598	0.03549	\$ 7,858.20	\$0.00
2020	2018	\$ 527,200	0.50	\$ 263,600	184,520	\$ 6,644.57	1.0753	0.03601	\$ 6,644.57	\$0.00
2021	2019	\$ 527,200	0.40	\$ 210,880	147,620	\$ 5,394.03	1.0910	0.03654	\$ 5,394.03	\$0.00
2022	2020	\$ 527,200	0.30	\$ 158,160	110,710	\$ 4,104.02	1.1070	0.03707	\$ 4,104.02	\$0.00
2023	2021	\$ 527,200	0.30	\$ 158,160	110,710	\$ 4,164.91	1.1232	0.03762	\$ 4,164.91	\$0.00
2024	2022	\$ 527,200	0.30	\$ 158,160	110,710	\$ 4,225.80	1.1396	0.03817	\$ 4,225.80	\$0.00
Totals						\$82,489.99			\$79,234.74	\$3,255.25



Robert M. DeCrescenzo
(t) 860.548.2625
(f) 860.548.2680
rdecrescenzo@uks.com

August 7, 2014

Mary A. Glassman
First Selectman
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Re: Proposed Property Tax Abatement
C-TEC, PPA ISC, LLC

Dear Mary:

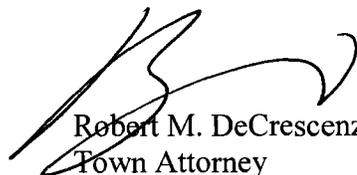
Enclosed please find a proposed resolution for the tax abatement outlined in David Gardner's July 31, 2014 memorandum.

This is to confirm that General Statutes §12-81(57)(C), as outlined in Mr. Gardner's memorandum, authorizes the Board of Selectmen to abate up to 100% of the taxes due on the Solar Power Array owned by C-TEC, PPA, ISC, LLC and installed at the skating rink. To qualify for the abatement, pursuant to General Statutes §12-81(57)(C)(iii), the owner must certify that the "nameplate capacity of such source or facility does not exceed the load for the location where such generation or displacement is located". The term of the abatement is not limited by the statute and is left to the discretion of the Board of Selectmen.

The property is taxable because the installation of the Array was completed prior to January 1, 2014. After that date, General Statutes §12-81(57)(D) makes property like the Array tax exempt.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Robert M. DeCrescenzo, Esq.
Town Attorney

RMDe/psm
Enclosure

Updike, Kelly & Spellacy, P.C.

100 Pearl Street ■ PO Box 231277 ■ Hartford, CT 06123 (t) 860.548.2600 (f) 860.548.2680 www.uks.com

788399

**TOWN OF SIMSBURY
BOARD OF SELECTMEN RESOLUTION
PROPERTY TAX ABATEMENT: SOLAR POWER ARRAY**

WHEREAS, the Town of Simsbury (“the Town”) as Lessor and the ISCC, LLC (“ISCC”) as Lessee entered into a Ground Lease dated April 18, 1994 on which ISCC constructed and operates a recreational ice skating rink known as the “International Skating Center of Connecticut” (the “Ice Rink”).

WHEREAS in 2013, ISCC entered into a Solar Power & Services Agreement for the installation of a photo voltaic array to support the recreational uses of the Premises consistent with the terms of the Ground Lease, and the Town approved the installation pursuant to the Lessee’s Agreement with C-TEC PPA, ISC, LLC (“C-TEC”).

WHEREAS, the installation consists of a 324kW solar power generation array on the roof of the International Skating Center (“the Installation”), which will result in a material reduction in the operating costs of the Premises and will thereby support the recreational use of the Premises.

WHEREAS, C-TEC has been awarded a 15 year contract from CL&P and has installed the Installation on an area of the roof for a twenty year term. The installation was complete on or about November, 2013.

WHEREAS, C-TEC owns the Installation under the terms of the Agreement and is responsible for the payment of any property tax levied against its property.

WHEREAS, according to Connecticut General Statute §12-81(57)C), a solar power generation array that was installed between January 1, 2010 and December 31, 2013 is taxable, but is eligible for up to 100% abatement as approved by the Town’s legislative body. Under the same statute, installations like the C-TEC Array completed after January 1, 2014 are tax exempt.

WHEREAS, because the installation was completed prior to January 1, 2014, the Simsbury Tax Assessor included the Installation as taxable property on the October 1, 2013 Grand List at a total value of \$527,200 and a depreciated value of \$500,840, producing a tax bill of \$13,020.91 for the current Grand List year. The assessment is reflected in Personal Property Record, List No. 40127, Id. No. 4258446

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Selectmen hereby approves a tax abatement of the taxes levied for **[number of years to be determined]** years as permitted by General Statutes §12-81(57)(C) beginning on the October 1, 2013 Grand List year, through and including, the Grant List of **[to be determined]** generated by the property tax assessment of the Installation owned by C-TEC

and installed on the ISCC ice rink building as reflected in Personal Property Record, List No. 40127, Id. No. 4258446.

2. The First Selectman is authorized to take any and all actions necessary to carry out the purpose of this tax abatement as outlined above.

Approved by the Board of Selectmen this ____ day of August, 2014.

Mary A. Glassman
First Selectman

Nancy M. Haase
Deputy First Selectman

Sean P. Askham
Selectman

Cheryl B. Cook
Selectman

Lisa L. Heavner
Selectman

Michael R. Paine
Selectman

Attest:

Carolyn Keily, Town Clerk

Connecticut General Statutes Annotated
Title 12. Taxation (Refs & Annos)
Chapter 203. Property Tax Assessment (Refs & Annos)

C.G.S.A. § 12-81

§ 12-81. Exemptions

Effective: June 6, 2014 to December 31, 2014
Currentness

<Section effective until Jan. 1, 2015. See, also, section effective Jan. 1, 2015.>

The following-described property shall be exempt from taxation:

- (1) **Property of the United States.** Property belonging to, or held in trust for, the United States, the taxation of which has not been authorized by Congress;
- (2) **State property and reservation land.** Property belonging to, or held in trust for, this state and reservation land held in trust by the state for an Indian tribe;
- (3) **County property.** Repealed (1959, P.A. 152, § 99.);
- (4) **Municipal property.** Except as otherwise provided by law, property belonging to, or held in trust for, a municipal corporation of this state and used for a public purpose, including real and personal property used for cemetery purposes;
- (5) **Property held by trustees for public purposes.** As long as used by the public for public purposes, property held by trustees named in a will or deed of trust and their successors for this state or its people, one of its counties or its people or one of its municipal corporations or its people;
- (6) **Property of volunteer fire companies and property devoted to public use.** The property of any volunteer fire company used for fire protection or for other public purposes, if such company receives any annual appropriation from the town; and, as long as the owner thereof makes only a nominal charge not in excess of twenty-five dollars annually for its use, property not owned by a Connecticut municipality wherein the same is situated, provided such property is exclusively used by the public in lieu of public property which would otherwise be required, as authorized by any general statute or special act;
- (7) **Property used for scientific, educational, literary, historical, charitable or open space land preservation purposes.**
Exception. (A) Subject to the provisions of sections 12-87 and 12-88, the real property of, or held in trust for, a corporation organized exclusively for scientific, educational, literary, historical or charitable purposes or for two or more such purposes and used exclusively for carrying out one or more of such purposes or for the purpose of preserving open space land, as defined in section 12-107b, for any of the uses specified in said section, that is owned by any such corporation, and the personal property of, or held in trust for, any such corporation, provided (i) any officer, member or employee thereof does not receive or at any future time shall not receive any pecuniary profit from the operations thereof, except reasonable compensation for services in effecting

(57) **Class I renewable energy sources, hydropower facilities, solar water or space heating systems, geothermal energy sources and solar thermal or geothermal renewable energy sources.** (A) (i) Any Class I renewable energy source, as defined in section 16-1, or hydropower facility described in subdivision (21) of subsection (a) of section 16-1, installed for the generation of electricity for private residential use or on a farm, as defined in subsection (q) of section 1-1, provided such installation occurs on or after October 1, 2007, and further provided such installation is for a single family dwelling, a multifamily dwelling consisting of two to four units or a farm, (ii) any passive or active solar water or space heating system, or (iii) any geothermal energy resource. In the case of clause (ii) or (iii) of this subparagraph, such exemption shall apply only to the amount by which the assessed valuation of the real property equipped with such system or resource exceeds the assessed valuation of such real property equipped with the conventional portion of the system or resource;

(B) For assessment years commencing on and after October 1, 2013, any Class I renewable energy source, as defined in section 16-1, hydropower facility described in subdivision (21) of subsection (a) of section 16-1, or solar thermal or geothermal renewable energy source, installed for generation or displacement of energy, provided (i) such installation occurs on or after January 1, 2010, (ii) such installation is for commercial or industrial purposes, (iii) the nameplate capacity of such source or facility does not exceed the load for the location where such generation or displacement is located, and (iv) such source or facility is located in a distressed municipality, as defined in section 32-9p, with a population between one hundred twenty-five thousand and one hundred thirty-five thousand;

(C) For assessment years commencing on and after October 1, 2013, any municipality may, upon approval by its legislative body or in any town in which the legislative body is a town meeting, by the board of selectmen, abate up to one hundred per cent of property tax for any Class I renewable energy source, as defined in section 16-1, hydropower facility described in subdivision (21) of subsection (a) of section 16-1, or solar thermal or geothermal renewable energy source, installed for generation or displacement of energy, provided (i) such installation occurs between January 1, 2010, and December 31, 2013, (ii) such installation is for commercial or industrial purposes, (iii) the nameplate capacity of such source or facility does not exceed the load for the location where such generation or displacement is located, and (iv) such source or facility is not located in a municipality described in subparagraph (B) of this subdivision;

(D) For assessment years commencing on and after October 1, 2014, any (i) Class I renewable energy source, as defined in section 16-1, (ii) hydropower facility described in subdivision (21) of subsection (a) of section 16-1, or (iii) solar thermal or geothermal renewable energy source, installed for generation or displacement of energy, provided (I) such installation occurs on or after January 1, 2014, (II) is for commercial or industrial purposes, (III) the nameplate capacity of such source or facility does not exceed the load for the location where such generation or displacement is located or the aggregated load of the beneficial accounts for any Class I renewable energy source participating in virtual net metering pursuant to section 16-244u, and (IV) in the case of clause (iii) of this subparagraph, such exemption shall apply only to the amount by which the assessed valuation of the real property equipped with such source exceeds the assessed valuation of such real property equipped with the conventional portion of the source;

(E) Any person claiming the exemption provided in this subdivision for any assessment year shall, on or before the first day of November in such assessment year, file with the assessor or board of assessors in the town in which such hydropower facility, Class I renewable energy source, solar thermal or geothermal renewable energy source or passive or active solar water or space heating system or geothermal energy resource is located, a written application claiming such exemption. Failure to file such application in the manner and form as provided by such assessor or board within the time limit prescribed shall constitute a waiver of the right to such exemption for such assessment year. Such application shall not be required for any assessment year following that for which the initial application is filed, provided if such hydropower facility, Class I renewable energy source, solar thermal or geothermal renewable energy source or passive or active solar water or space heating system or geothermal energy resource is altered in a manner which would require a building permit, such alteration shall be deemed a waiver of the

right to such exemption until a new application, applicable with respect to such altered source, is filed and the right to such exemption is established as required initially;

(58) **Property leased to a charitable, religious or nonprofit organization.** Subject to authorization of the exemption by ordinance in any municipality, any real or personal property leased to a charitable, religious or nonprofit organization, exempt from taxation for federal income tax purposes, provided such property is used exclusively for the purposes of such charitable, religious or nonprofit organization and not otherwise exempt under this section;

(59) **Manufacturing facility in a distressed municipality, targeted investment community, enterprise zone or airport development zone. Designated manufacturing plant. Service facility.** (a) With respect to assessment years commencing on or after October 1, 2012, any manufacturing facility, as defined in section 32-9p, acquired, constructed, substantially renovated or expanded on or after July 1, 1978, in a distressed municipality, as defined in said section, in a targeted investment community, as defined in section 32-222, in an enterprise zone designated pursuant to section 32-70 or in an airport development zone established pursuant to section 32-75d and for which an eligibility certificate has been issued by the Department of Economic and Community Development, and any manufacturing plant designated by the Commissioner of Economic and Community Development under subsection (a) of section 32-75c as follows: To the extent of eighty per cent of its valuation for purposes of assessment in each of the five full assessment years following the assessment year in which the acquisition, construction, renovation or expansion of the manufacturing facility is completed, except that a manufacturing facility having a North American Industrial Classification Code of 325411 or 325412 and having at least one thousand full-time employees, as defined in subsection (f) of section 32-9j, shall be eligible to have the assessment period extended for five additional years upon approval of the commissioner, in accordance with all applicable regulations, provided such full-time employees have not been relocated from another facility in the state operated by the same eligible applicant;

(b) Any service facility, as defined in section 32-9p, acquired, constructed, substantially renovated or expanded on or after July 1, 1996, and for which an eligibility certificate has been issued by the Department of Economic and Community Development, as follows: (i) In the case of an investment of twenty million dollars or more but not more than thirty-nine million dollars in the service facility, to the extent of forty per cent of its valuation for purposes of assessment in each of the five full assessment years following the assessment year in which the acquisition, construction, renovation or expansion of the service facility is completed; (ii) in the case of an investment of more than thirty-nine million dollars but not more than fifty-nine million dollars in the service facility, to the extent of fifty per cent of its valuation for purposes of assessment in each of the five full assessment years following the assessment year in which the acquisition, construction, renovation or expansion of the service facility is completed; (iii) in the case of an investment of more than fifty-nine million dollars but not more than seventy-nine million dollars in the service facility, to the extent of sixty per cent of its valuation for purposes of assessment in each of the five full assessment years following the assessment year in which the acquisition, construction, renovation or expansion of the service facility is completed; (iv) in the case of an investment of more than seventy-nine million dollars but not more than ninety million dollars in the service facility, to the extent of seventy per cent of its valuation for purposes of assessment in each of the five full assessment years following the assessment year in which the acquisition, construction, renovation or expansion of the service facility is completed; or (v) in the case of an investment of more than ninety million dollars in the service facility, to the extent of eighty per cent of its valuation for purposes of assessment in each of the five full assessment years following the assessment year in which the acquisition, construction, renovation or expansion of the service facility is completed, except that any financial institution, as defined in subsection (b) of section 32-236, having at least four thousand qualified employees, as determined in accordance with an agreement pursuant to subsection (b) of section 32-236, shall be eligible to have the assessment period extended for five additional years upon approval of the commissioner, in accordance with all applicable regulations, provided such full-time employees have not been relocated from another facility in the state operated by the same eligible applicant. In no event shall the definition of qualified employee be more favorable to the employer than the definition provided in subsection (b) of section 32-236;



A Clean Technology And Energy Company
28 Pinnacle Mountain Rd., Simsbury, CT 06070
888 52 SOLAR — CTECSOLAR.COM

Board of Selectman
Town of Simsbury
Town Council

I am writing you this letter to certify that the International Skating Center solar project, owned and operated by C-TEC PPA ISC, LLC "nameplate capacity of such source or facility does not exceed the load for the location where such generation or displacement is located". Said projects maximum output is approximately 371,000 kWh yearly, which is 60% of the buildings usage.

I hope that this information will allow you to make your decision regarding the property tax abatement for C-TEC PPA ISC, LLC.

Thank you,

Mickey Toro
Owner – CTEC Solar

A handwritten signature in black ink, appearing to read "Mickey Toro", written in a cursive style.

28 Pinnacle Mountain Rd., Simsbury, CT 06070
888 52 SOLAR — CTECSOLAR.COM
Fax 860.658.5756

Patrick Boeshans

2 Roswell Road, West Simsbury, CT 06092

September 1, 2014

Mary Glassman
First Selectman
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Re: Clean Energy Task Force Resignation

Dear Mary,

I wanted to draft this letter to thank you for the ongoing support and assistance you provided to the Clean Energy Task Force ("CETF") and me, over the past 6 years. Since its inception in 2008, the CETF has had the opportunity to work together with our community and local school district to share and implement sustainable best practices. I am very proud of the many initiatives we worked on together and appreciative of the hard working volunteers that have donated their time and energy to this important town committee.

Recently, I have entered a life stage where my volunteer time has been limited due to family and work commitments that I must honor. As a result, it is with sadness that I ask you to please accept this correspondence as formal written notice of my immediate resignation as chairperson and as a member of the CETF.

Throughout 2014, I have had the pleasure of quietly watching from the sidelines, as current and new CETF volunteers have grown the reach and scope of sustainable practices here in Simsbury. It is a very exciting time for this dedicated group, as they continue to promote clean energy practices such as their recent Solarize Simsbury campaign, encouraging residential solar installations and education.

Mary, it is an absolute joy to live in a community like Simsbury and I look forward to serving the town again through other volunteer opportunities in the future.

Kind regards,



Patrick Boeshans
Chairman
Clean Energy Task Force
Town of Simsbury



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:**

Republican Nomination

2. **Date of submission:**

Thursday, September 4, 2014

3. **Date of Board Meeting:**

Monday, September 8, 2014

4. **Individual or Entity making the submission:**

Simsbury Republican Town Committee

5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**

The Individual or Entity making the submission requests that the Board of Selectmen:

Appoint Phil Purciello (R) of 10 Massaco Street, Unit G, to the Conservation Commission in succession to Dominick Zackeo (term expiring 1/1/2016)

6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

Greg Piecuch, SRTC Nominating Chair
gpiecuch@comcast.net
860-651-3645

7. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):

On September 3, 2014, the Simsbury Republican Town Committee unanimously endorsed Phil Purciello (R) of 10 Massaco Street, Unit G, to fill a vacancy on the Conservation Commission. We respectfully request that the Board of Selectmen make this appointment, and recommend that it be in succession of Dominick Zackeo (term expiring 1/1/2016)

8. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

None.

Mark D McPherson

P.O. Box 454
Simsbury, CT 06070



August 25, 2014

Honorable Mary Glassman

First Selectman, Town of Simsbury

933 Hopmeadow Street

Simsbury, CT 06070

Dear Mary,

It is with joy and sadness that I'm writing you to say goodbye. Kathy and I will be moving soon to northern Michigan. I have "retired" from the Simsbury Volunteer Ambulance Association and will do my last service over the next two weeks. I wanted to let you know what a privilege it has been living in and serving the Town of Simsbury over the years.

I also need to submit my resignation to you as the Town of Simsbury representative to the North Central C-MED Communications Committee. Thank you for allowing me the honor in serving in this capacity.

Simsbury is my hometown and will be returning a few times a year to visit family and friends here. This town will always be dear and close to our heart.

I wish you, your family and Simsbury the very best in the future. We have been blessed to have you as our First Selectman.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark D. McPherson', written over a horizontal line.

Mark D. McPherson

CALL TO ORDER

The Regular Meeting of the Board of Selectmen was called to order at 7:00 p.m. in the Main Meeting Room of the Simsbury Town Offices. Present were First Selectman Mary Glassman; Board members Sean Askham, Cheryl Cook, Nancy Haase, Lisa Heavner and Michael Paine. Others in attendance included: Tom Cooke, Director of Administrative Services; Joe Mancini, Director of Finance/Treasurer, Gerry Toner, Jerome Shea, Tom Roy, Hiram Peck, and other interested parties.

PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

PUBLIC AUDIENCE

Joan Coe, 26 Whitcomb Drive, said at the last Board of Selectmen meeting, a resident was concerned about Memorial Pool. She went and looked at the pool, and feels it is in total disrepair and the pool was slippery. The Health Department did an inspection on August 8th and found that the pool was slippery and mold was present in the showers. Also faucets were not cleaned. Many people use this pool even though it is in disrepair. Many years ago there was discussion about closing Memorial Pool and just using Simsbury Farms to reduce costs. This Board now needs to vote to close this pool as it costs too much to run and is in disrepair, even though Ms. Glassman said she has never heard any complaints.

Ms. Coe said she was concerned that the Town Manager has not been able to finalize the Police Union contract. She said the Police Department is securing car seats for several Police Departments in the area. In order to secure them successfully it takes a lot of pushing and pulling, causing strain on the body. This could cause bodily injury. She wants to know why all Police Departments get certified to install car seats.

Ms. Coe spoke about five residents being evicted from Eno Farms. The Town's Ground Lease said this property is for low and very low-income residents, as stated in the Eno Trust. She read that 48 units are designated for medium income residents. According to this article, there are 21 units above and low and very low-income levels. She wants to know what is the Town doing about this.

Ms. Coe said the owner of the property on 730 Hopmeadow Street has completed the handicapped ramp to his building. He has received a letter from the Town that he has 210 days of violations of the zoning regulations and must pay \$31,000 in fines.

Ms. Coe noted that there has been approximately 183 foreclosures in Town. This is a reflection of the economy and the need for increased social services. She said the Town established a committee for community care to reach out for intervention and addiction. The bad economy causes more arrests in Town. She wants to know if these families are being reached out to for community for care.

Ms. Coe asked that the Board reject the fee schedule for walk-ons at the Paddle Courts during open times. She wants to know why fees are being charged for walk-ons. Tax payers support the maintenance for paddle courts as they do for tennis courts and fields and no fees are imposed for those venues.

Robert Kalechman, 971 Hopmeadow Street, thanked the Board for allowing him to address them. He said the Finance Director gave him the courtesy of giving him the list of what was paid to attorneys last year. It was a lot of money! He feels the Town attorney needs to make a decision to either serve the

Town or work for Updike, Kelly and Spellacy. We spend too much money when we hire special attorneys.

Mr. Kalechman said we need streetlights and sidewalks in Town. These lights are outdated and don't save money. Stop the Charrette's and we spend too much money on those.

Mr. Kalechman said the police budget had many cuts, no new cars in their budget, no restored police positions. He said we now have a marijuana facility, but nothing for the Police Department. Something needs to be done. He is not proud of this and no one else should be either.

Mr. Kalechman said there is a lot of special treatment going on here. He spoke of the solar panels being put on properties and people were assessed for home improvements. Now these people want tax abatements.

PRESENTATION

- Simsbury Celebrate Committee presents the Town with a "Celebrate Our View" print by Catherine Elliott

Ms. Glassman introduced Janet Calabro and Carol Brown who are making a special presentation on Simsbury Celebrates.

Ms. Calabro said the Committee is thrilled to share the primary fund-raiser for 2014, which is a signed, limited edition print by Catherine Elliott named "Celebrate Our View". This print was framed by Imaged It Framed.

Ms. Calabro said the first print run was sold within three months. The prints are not available but Simsbury Celebrates. She presented a framed edition of the print to the Town of Simsbury in recognition they receive from the Town each year as they plan Simsbury Celebrates. She thanked the Board and Departments for all their support and dedication. She also thanked Catherine Elliott and Rich Wagner for their incredible support and talent and who donated this print.

Ms. Glassman thanked the Committee for this beautiful print and said it would be displayed proudly in the Meeting Room.

Ms. Calabro said donations can be given to the Parks and Recreation Department or by mailing them to P. O. Box 495 Simsbury, CT 06070.

- Generator Project Update

Ms. Cook made a motion to amend the agenda to move up the presentation to the presentation. Ms. Haase seconded the motion. All were in favor and the motion passed.

Ms. Glassman said the Generator Update will be done after the first item of business under action items.

- Geographical Information System (GIS) Status Report

Mr. Shea said various departments have been working diligently over the last six months to try to bring the system into the state of good release. Right now they are “scrubbing” the data to make it more accurate. They are also building other layers that are important for the day to day business of storm drainage issues. They are also developing a sidewalk inventory.

Mr. Shea said they are scanning the record zoning record maps and site plans maps. They are trying to determine what information should be released to the public.

Mr. Shea said they will be asking the public for their feedback also. This will become a useful tool for everyone. They would love to release it on October 1, 2014.

The Board thanked them for all of their hard work.

Ms. Glassman said there is also an update on the Economic Development Commission. She reported that the Finance Director said the building permit revenue is up \$149,000. This was not budgeted for.

Mr. Peck said he wrote a memo on September 4th about the building permit receipt records that reflect the significant amount of work approved and currently under construction as part of the land use process.

He noted that the Big Y project final plans are on his desk now. They will probably break ground in September with a store opening in 2015. He said there are about 15 projects that are “live” right now. There is a 30% increase in permit fees from previous years. This has to do a lot with the Zoning and Planning Commission continue to work well together.

Mr. Peck said The Hartford is very interested in participating in the “Quick Tracks Program” that the Town will also be a part of. He is also working on the Weatogue Village District area now.

Mr. Peck said the Zoning and Planning meeting are open to the public. There is a lot of useful information on all projects that are being presented. He discussed the ideas of the PAD’s and how they actually worked.

FIRST SELECTMAN’S REPORT

Ms. Glassman said a study done by Safe Choice Security, which sells home and business security products, found Simsbury to be the 10th safest city in the State of Connecticut. Safe Choice Security consulted the 2012 FBI Crime statistics report to get the inside scoop on the 20 safest cities to live in Connecticut. Their study also recognized Simsbury as one of the best places to live in Connecticut in part because of its “impressively low crime rates.”

Ms. Glassman said the Town is fortunate to have Peter Ingvertsen as our Chief of Police and this finding is no surprise to those who work with him on a regular basis. She thanked the Chief and the men and women of our Police Department who help keep Simsbury safe.

She also thanked the Chief who put on a terrific picnic for seniors last Wednesday and that welcomed over 200 senior Simsbury residents.

Ms. Glassman reminded everyone to attend the 45th Annual Arts and Crafts Festival sponsored by the Simsbury Woman’s Club. This will be held on Saturday and Sunday, September 13th and 14th, rain or

shine, on Iron Horse Boulevard. There are over 100 juried artists and craftspeople who will be present. For more information, please contact the Woman's Club at SWC.artsandcrafts@yahoo.com.

Mr. Glassman said the Town will join the President and Congress of the United States in declaring September 14th through 20th as Constitution Week. September 17th marks the 227th anniversary of the signing of the constitution of the United States. This week provides everyone an opportunity to learn about and reflect on the rights and privileges of citizenship. Ms. Glassman has issued a Proclamation, dated September 8th declaring next week as Constitution Week.

Ms. Glassman said the Town is fortunate to have excellent employees in all of the Town's departments and there are now some new faces. She welcomed, Carol Freeman, Joanne Moody, Sara Ray and Andrea Torrillo at the Library; Richard Villarreal as a 2nd shift building custodian; Brian Johnson, as the Assistant Golf Course Superintendent; Rachel Blatt, Assistant Town Planner; Trevor Brittell, Patrolman 1; and Eric Gomes, as Benefit Coordinator.

SELECTMEN ACTIONS

a) Approve Tax Refunds

Mr. Askham made a motion to approve tax refunds in the amount of \$8,896.02 as reviewed and recommended by the Tax Collector. Mr. Paine seconded the motion. All were in favor and the motion passed.

b) Emergency Generator Project

- **Authorize a budget transfer of \$70,000**
- **Approve appropriation of \$59,213 in grant funds for Tariffville School Generator Project**
- **Refer the budget transfer and appropriation of grant funds to the Board of Finance**

Ms. Glassman said after having 10 days without power last year, there were lessons learned. That was an awful experience. The Town needs enough generators to sustain another bad storm.

Ms. Glassman said the Board of Finance did authorize a pool of money for the emergency generator use. We did go out to RFP, but they were all over budget.

Mr. Shea said spoke about the scope of the project which included installation of an emergency generator for all or a portion of Tariffville Elementary School, the adequacy for the existing 250k emergency generator at the Simsbury High School, and the portable generator at the Town Hall. After accommodating the FEMA grant they were still \$70,000 short.

Mr. Shea went through the summary of funding available and the anticipated costs of the various project components.

Mr. Shea offered the following recommendations: Completing the Tariffville Elementary School Generator Project; to complete the Simsbury High School Generator Project to provide sufficient generator capacity; and to complete the installation of the secondary generator infrastructure at the Emergency Operations Center at Town Hall.

It was noted that the High School is opened first for disasters so there needs to be more lasting power there. If more space is needed then Tariffville is opened. The Town Hall needs to be open due to emergencies.

Mr. Askham made a motion to authorize a budget transfer of \$70,000, approve appropriation of \$59,213 in grant funds for the Tariffville School Generator Project, and to refer the budget transfer and appropriation of grant funds to the Board of Finance. Ms. Cook seconded the motion. All were in favor and the motion passed.

c) Approve fee schedule for the Simsbury Farms Ice Skating Rink and Paddle Tennis Courts as recommended by the Simsbury Farms Complex Committee and Culture, Parks and Recreation Commission

Mr. Toner went through the proposed fee schedules for the Simsbury Farms Ice Skating Rink and Paddle Tennis Courts. This was acted upon by a joint meeting of the Parks & Recreation Commission and Simsbury Farms Complex Committee.

Mr. Toner said there was a long discussion on how to close the gaps on the revenue funds. He said the rentals rates at the Rink are the biggest source of revenue. The utility and man-power rates are expensive at both facilities.

There was some discussion on comprehensive planning and looking at what other courses and rinks do.

Mr. Askham made a motion to approve the fee schedule for the Simsbury Farms Ice Skating Rink and Paddle Tennis Courts as recommended by the Simsbury Farms Complex Committee and Culture, Parks and Recreation Commission at their joint meeting on July 24, 2014. Also, to refer comprehensive fee planning to the Sub-Committee. Ms Haase seconded the motion. All were in favor and the motion passed.

d) Discussion of and possible action on Open Space Fund and funding needed for open space development and maintenance

Ms. Glassman said this is the same document that was submitted to the Board of Selectmen/Board of Finance at the joint meeting with additional information on an Open Space Policy and how this money is to be used. We need to make sure that we need to make sure we are going to be comfortable with the way the money is used.

Mr. Toner and the Board went through the proposed expenditures of the Open Space Fund.

Ms. Haase made a motion to approve transfer of funds totaling \$49,000, for items 1, 3, 4 and 6 of the Open Space Fund proposal. Mr. Askham seconded the motion. All were in favor and the motion passed.

Mr. Askham made a motion to approve the transfer of funds, in the amount of \$25,000, for item 5. Ms. Heavner seconded the motion. All were in favor and the motion passed.

Ms. Glassman said she would like this issues referred to the Open Space Committee and Board of Finance for further discussion and comments.

There was also some discussion on the sale of property language and other definitions.

e) Authorize the First Selectman to execute a two year agreement with Paint Care, a nonprofit 501 (c) (3) organization, for the collection of paints, primers and stains from the Bulky Waste Facility in accordance with the State of Connecticut’s Paint Stewardship Program

Mr. Paine recused himself.

Mr. Roy said this program began in October 2013 for the disposal of unused paints, primers and stains. The staff at the Bulky Waste Facility went through training and will coordinate the pick-up. There is no cost to the Town residents or Town. However, you do need a landfill permit to verify residency. If you don’t have a permit, most paint stores do take the unwanted paints back.

Mrs. Haase made a motion to authorize the First Selectman to execute a two year agreement with Paint Care, a non-profit 501 (c)(3) organization, for the collection of paints, primers, and stains from our Bulky Waste Facility on Wolcott Road in accordance with the State o Connecticut ‘s Paint Stewardship Program. Mr. Askham seconded the motion. All were in favor and the motion passed.

Mr. Paine rejoined the meeting.

APPOINTMENTS AND RESIGNATIONS

a) Accept the resignation of Pamela J. Lacko (D) as a regular member of the Technology Task Force effective August 16, 2014

Ms. Heavner made a motion to accept the resignation of Pamela J. Lacko as a regular member of the Technology Task Force effective August 16, 2014 with our thanks. Ms. Haase seconded the motion. All were in favor and the motion passed.

b) Accept the resignation of Peter Kellogg (U) as a regular member of the Board of Ethics effective July 31, 2014

Mr. Askham made a motion to accept the resignation of Peter Kellogg as a regular member of the Board of Ethics effective July 31, 2014 with our thanks. Ms. Heavner seconded the motion. All were in favor and the motion passed.

c) Appoint Denise Alfeld (D) as an alternate member of the Historic District Commission with an expiration date of January 1, 2018

Mr. Askham made a motion to appoint Denise Alfeld as an alternate member of the Historic District Commission with an expiration date of January 1, 2018. Ms. Cook seconded the motion. All were in favor and the motion passed.

d) Appoint Alexandra Rice (D) as a regular member of the Recycling Committee with an expiration date of December 7, 2015

Ms. Cook made a motion to appoint Alexandra Rice as a regular member of the Recycling Committee with an expiration date of December 7, 2015. Ms. Haase seconded the motion. All were in favor and the motion passed.

e) Appoint new members to the Technology Task Force as recommended at the September 8, 2014 Technology Task Force Committee meeting

Mr. Paine made a motion to appoint new members to the Technology Task Force as recommended at the September 8, 2014 Technology Task Force Committee meeting. Ms. Heavner seconded the motion. All were in favor and the motion passed.

OTHER BUSINESS

a) Economic Development Update

No further report at this time.

ACCEPTANCE OF MINUTES

a) Regular Meeting of August 11, 2014

Mr. Askham made a motion to approve the Regular Meeting Minutes of August 11, 2014 with two corrections on Page 1. Ms. Cook seconded the motion. All were in favor, with Mr. Paine abstaining, therefore, the motion passed.

SELECTMEN LIAISON AND SUB-COMMITTEE REPORTS

1. Personnel -

2. Finance

3. Welfare

4. Public Safety

5. Board of Education – Ms. Heavner said the Senior Citizen Sports nights will begin again soon.

Ms. Heavner said the Center for Applied Technology will be coming next week for a discussion on hardware and software for the GIS. She said the mobile data terminals for the Police Department will be going in next week.

Ms. Heavner said the Community for Care will be meeting on Wednesday night. They do not give residents personal advice and don't go out as Social Workers or Case Workers. They are just there to let the community what resources are available to them. There are books handed out at the High School and Middle School to inform people about Community for Care.

Ms. Heavner said the Public Safety Police Officers will attend the meeting on Wednesday night from 6-8 pm in the Board of Education Meeting Room. They will review what type of drugs are out there. This will be filmed by SCTV also.

Ms. Cook said the Aging and Disability "Picnic in the Park" was a wonderful event and very well attended. She thanked all the volunteers who attended. The event was much appreciate by all who attended.

Ms. Haase said the Economic Development Task Force will be meeting on September 16, 2014. They are targeting some short and long term goals for each of the three sub-groups. The Economic Development Commission voted to move forward to look at RFP for Town website.

ADJOURN TO EXECUTIVE SESSION

- a) Discussion of purchase of 1 Old Bridge Road**
- b) Update on status of Police Union Pension and Contract Negotiations**

Mr. Askham made a motion to adjourn to Executive Session at 9:34 p.m. to discuss purchase of 1 Old Bridge Road and update status of Police Union Pension and Contract Negotiations. Mr. Paine seconded the motion. All were in favor and the motion passed.

- a) Discussion of purchase of 1 Old Bridge Road**

In addition to the Board of Selectmen, Town Engineer Jerome Shea and Director of Administrative Services Thomas Cooke were present. Mr. Shea left the meeting at 10:25 p.m.

- b) Update on status of Police Union Pension and Contract Negotiations**

In addition to the Board of Selectmen, Director of Administrative Services Thomas Cooke was present.

ADJOURN FROM EXECUTIVE SESSION

Ms. Heavner made a motion to adjourn from Executive Session at 10:40 p.m.. Ms. Cook seconded the motion. All were in favor and the motion passed.

Possible action

The Board of Selectmen took no action based upon Executive Session.

ADJOURN

Mr. Askham made a motion to adjourn the meeting at 10:43. Ms. Heavner seconded the motion. All were in favor the motion passed.

Respectfully submitted,

Kathi Radocchio
Clerk



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Sean M. Kimball - Deputy Director of Administrative Services

PERSONNEL SUBCOMMITTEE
and
BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of submission:** Approval Truck Driver-WPCF Job Description

2. **Date of submission:** September 18, 2014

3. **Date of Board Meeting:** September 22, 2014

4. **Individual or Entity making the submission:**

Sean M. Kimball – Deputy Director of Administrative Services

5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**
The Individual or Entity making the submission requests that the Board of Selectmen:

Approve the proposed job description for the Truck Driver-WPCF position.

6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

Sean M. Kimball – Deputy Director of Administrative Services – (860) 658-3274
Tom Roy – Director of Public Works
Tony Piazza – Superintendent of WPCF

7. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):

Earlier this year the Town experienced a vacancy in the position of WPCF Heavy Equipment Operator/Plant Operator II at the Water Pollution Control Facility. The Town's Director of Public Works and Superintendent of WPCF have determined that the current operational needs of the plant would be best met by a position with the skill set most similar to that of the current Truck Driver – DPW position. As such we have prepared that attached Truck Driver – WPCF job description which very closely mirrors this position, with language changed only to customize it for WPCF operations.

We notified the AFSCME union of our intention to create this position and have forwarded a copy of the draft job description. This position would be classified as a T-6 position, which is the same grade as the Truck Driver – DPW position. From a budgetary standpoint, keeping the WPCF Heavy Equipment Operator/Plant Operator II position (a T-7 position) vacant and filling this position at a T-6 level will have the added benefit of saving approximately \$2,017 per year.

8. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

- "Truck Driver – WPCF" Job Description

TOWN OF SIMSBURY

TITLE: Truck Driver - WPC

GRADE: T6

DEPARTMENT: Water Pollution Control

DATE: Draft

POSITION DESCRIPTION:

Under the general supervision of the Assistant Superintendent, Process Control Operator or as assigned, drives truck to transport materials to and from sites, performs a variety of skilled and semi-skilled maintenance work; operates a variety of equipment in the construction, operation, repair and maintenance of , manholes, and sewer systems.; parking lots and access.

ESSENTIAL JOB FUNCTIONS:

- Receives written and/oral instructions from Supervisor to carry out established procedures in maintenance and repair of manholes and sewer systems.
- Services trucks and equipment with fuel, lubricants and accessories.
- Reports malfunctions of trucks and equipment to supervisor.
- Drives truck to haul sludge to authorized facilities.
- Operates equipment to mow sewer right of ways, plant grounds and pump stations.
- Operates sewer cleaning and inspection equipment
- Follows safety procedures and regulations.
- Reports tasks accomplished to supervisor.

ADDITIONAL JOB FUNCTIONS:

- Operates loader and other heavy equipment to load materials on trucks.
- May supervise helpers on maintenance projects.
- Assists mechanic in maintenance and repair of equipment and vehicles.
- Other duties as assigned.

REQUIRED KNOWLEDGE, SKILLS AND ABILITIES:

- Considerable knowledge of heavy-equipment operating principles.
- Working knowledge of the hazards and safety precautions common to heavy equipment operations.
- Working knowledge of the methods, materials and tools used in street maintenance work.
- Ability to read and follow instructions, rules and procedures.
- Ability to acquire a basic knowledge of the construction and maintenance associated with manholes and sewer systems.
- Ability to perform basic mathematical computations.
- Ability to safely operate trucks in excess of 26,000 pounds GVW and other motor vehicles.
- Ability to recognize the need for equipment and vehicle repairs and maintenance.
- Ability to establish effective working relationships with other employees, superiors and general public.
- Ability to communicate effectively orally and in writing.
- Ability to perform all duties in conformance to appropriate safety and security standards.
- Ability to perform heavy manual tasks under varying weather conditions.
- Ability to drive and operate a variety of equipment under varying conditions.
- Ability to work on emergency call-out basis.

TOOLS AND EQUIPMENT USED:

Motorized vehicles and equipment, including, but not limited to, sewer cleaning trucks, dump truck, pickup truck, utility truck, video inspection trailer, saws, pumps, compressors, sanders, generators, common hand and power tools, shovels, wrenches, detection devices, mobile radio, phone, ditch witch.

PHYSICAL AND MENTAL EFFORT AND ENVIRONMENTAL CONDITIONS:

- Ability to sit and work continuously for extended periods of time.
- Ability to work evenings and/or weekends.
- Ability to work in setting subject to continuous interruptions and background noises. climb ladders.
- Ability to work in confined or close quarters for extended periods of time.
- Ability to work near moving traffic and equipment.
- Ability to work in poor weather conditions, including heat, humidity cold, rain and snow.
- Ability to operate equipment requiring eye and hand coordination and mechanical
- Ability to access and reach difficult places and negotiate varied terrain.
- Ability to get in and out of motor vehicles.
- Must be able to frequently lift and/or move up to 10 pounds and occasionally lift and/or move up to 100 pounds.
- Sufficient strength and stamina to perform strenuous physical labor for extended periods of time.
- Ability to work independently with minimum supervision.
- While performing the duties of this job, the employee is required to use and hands to finger, handle, feel or operate objects, tools, or controls and reach with hands and arms.
- Ability to walk, sit, climb, balance, stop, kneel, crouch, crawl and smell.
- Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception and ability to adjust focus.
- Noise level in the work environment is occasionally loud.

REQUIRED MINIMUM QUALIFICATIONS:

- High school diploma or GED equivalent and two (2) years of practical experience involving the use of medium and heavy equipment two (2) of which must have been related to street systems. Must obtain NEWEA Class II Collection System Operator certification within one year.

MOTOR VEHICLE OPERATOR'S CERTIFICATE:

- Connecticut Class B CDL with air brakes and tanker endorsements.

Note: The above description is illustrative of tasks and responsibilities. It is not meant to be all-inclusive of every task or responsibility.