



TOWN of
THOMPSON

Board of Selectmen

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Cenei White
TOWN CLERK

SELECTMEN'S MEETING
Tuesday, August 7, 2018 7:00 p.m.
Thompson Town Hall, Seney Room
MINUTES

First Selectman Ken Beausoleil called the meeting to order at 7 PM.

The Pledge of Allegiance was recited.

Attendance:

First Selectman Ken Beausoleil, Selectmen Amy St Onge and Steve Herbert.
Richard Benoit (Director, DPW), Steve Benoit (Director, Emergency Management)
Guest: John Soinine, LendLease Corp
Members of the public
Staff: Recording Secretary Dotti Durst

I. Approval of Minutes:

Motion S. Herbert to approve the minutes of the July 12, 2018 BOS Special Meeting seconded by A. St Onge carried unanimously.

Motion S. Herbert to approve the minutes of the July 17, 2018 BOS Meeting seconded by A. St Onge: note was made that in Item VI, Building Dedication, the words "an area or portion" should be struck as the authorization was for the entire structure. The minutes as modified were approved unanimously.

II. Correspondence

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| A. CT Federation of P & Z Agencies news letter | F. NDDH Change in Office Hours |
| B. Prescription Card Report | G. ADDITION 1: The Susan Wayne Center is now called River Run Academy; Open House Wed, 08-22, 10 to 12 |
| C. Memo from Josh Kusek re: Fire Study Meeting: in depth report of their joint meeting-great job | H. ADDITION 2: The Brooklyn Fair will feature a USDA booth, Sat 9-3 |
| D. Memo from Steve Herbert re: Fire Study | |
| E. Request from Steve Herbert re: Fire Study Questions | |

III. Selectmen's Comments: A. St Onge: none

S. Herbert- The Fire Study members and BOF will meet this week. A list of questions has been compiled but the core question does not appear. What is the appropriate number of Thompson Fire Departments? Other great ideas came from the study but this was the core question. Let's put it on the next agenda. K. Beausoleil - this might not be the full reason for the study but was one of them. Thompson needs to have a fire response system that is sustainable under the current structure as well as when we look to the future.

K. Beausoleil - The Recreation Director search is underway. Applications came in and a group of Recreation Commission members reviewed them to narrow the pool down to the

strongest candidates. No BOS member is available to serve on the upcoming selection committee; Marie Mongeau will participate, as well as the key individuals in the town who similarly participated in the previous search.

- IV.
- The Town Planner position is advertised, with appropriate agencies posting the position on their sites (CCM). Other towns are simultaneously searching (Enfield, Putnam). John Guskowski from CME (previous Thompson Planner) has sent a proposal to serve on a fee-for-service basis; K. Beausoleil will inquire about the cost. A. St Onge - this as a possible fall-back option. M A Chinatti is still working on Fridays especially to oversee the grant-funded projects which are underway.
 - A tour was conducted of the "Quinn Shirt" Building. Plainfield's Selectman and Planner: this is a model of the sort of old-mill rehab they are interested in. The work is scheduled for fall completion. There was a delay in the rehab as the building codes changed after the initial approval; access/egress redesign was required. There will be 3 floors, with apartments as well as commercial uses.
 - DATTCO: the sale of buses was completed and \$291,000 went into "Miscellaneous." An office-type trailer is being installed. Radio frequency issues are being examined. The school bus system is all set to go for the school year.
 - A NECCOG-type bus is available; there is a grant for Transit buses (at zero cost to the town); the town is looking into it.
 - The Building Committee meets 08-08; looking at the alternative energy options.
 - On 08-09 the VFIS study will reviewed at 7 PM, Quinebaug Fire House
 - An Affordable Housing plan is required by the state; M A Chinatti is developing a questionnaire so the town can gather the data from residents.
 - Senator Blumenthal was in town this afternoon, reviewing the Blaine Road bridge and UCONN Engineering's partnership in creation of the re-design. Several members of the Trails Committee were present, as Trails is a part of the Branding Plan. There was a review of several years' of problems and associated labor costs.
- V. Citizens' Comments: John Lenky, Brickyard Road – stated that the key question regarding possible consolidation of the fire departments needs to be addressed. Perhaps a centralized EMS system should be considered. He noted that an advantage of a solar project, on the agenda #9, might generate income for the town
- Roman Jameson, Taylor Road- noted the impact on a family of the increase in transfer station fees. S. Herbert - the fees are a step to get closer to break-even for the facility. Even with the increase, they are low compared regionally. A. St Onge – the goal is to keep the transfer station viable and open.
 - S. Benoit – Emergency Services tracked the recent storm patterns, which resulted in tornado damage in nearby areas, across town. Thompson only had some treetop damage, so the town was extremely luck.
 - R. Benoit (DPW report) – culvert work last month, based on a process used by the State, was cost effective, caused no road closures, did not disrupt the citizens and utilized less man-power. The result is a solution with a long lifespan. Local stone was nicely used by staff at the head to create an attractive appearance in keeping with our rural character.
 - Planned road work was reviewed
 - the bucket truck came in; it is older but in excellent condition. Safety items are being installed.
 - the new paving box will be in soon and will be accompanied by training. It does not have wheels; it has to be transported. The town has no adequate trailer to move it to a site. There are funds in the paving program/roadwork line item, for which this equipment is dedicated; a new trailer model has been identified which is suitable, and is available at end of summer. The BOS reviewed the bid

policy for equipment, based on price of the item. K. Beausoleil – Capital Expenditure, from the Road Aid Funds, is already in the budget. The bid policy has been followed. Three bids came in; the one from H P Fairfield, Windham/Worcester, was the best of the 3, and the firm is on the State's approved vendor list. There is no advantage to either trailer, but one we would have to wait for; it is possible that nearby towns could help out with moving the paving box to the work site until ours arrives. Municipal discounts would apply (list price is over \$30K).

Motion K. Beausoleil seconded by S. Herbert to empower Rich Benoit, DPW Director, to purchase the required trailer for moving the paving box, in an amount up to \$19,560, carried unanimously.

- VI. Open RFPs - Roof Replacement- The funding has been set aside for this project for 2 budget cycles. Two bids came in. 1). S W Debs, Fabyian: All specs/references are in the package. Mr. Stanley, the bidder, noted timeframe issues, with work needing to be completed before the cold weather begins to impacts the glues. 2). Mr. Higgins is present. His bid package includes payment terms and an optional wall addition. K. Beausoleil-The bids will be reviewed in detail by the Building Official.
- VII. Juvenile Review Board Grant – Executive Director Anne Miller noted that TEEG cannot apply directly for the Grant; the Town does, TEEG is then the contractor.
Motion S. Herbert seconded by A. St Onge to approve the Juvenile Review Board Grant application carried unanimously.
- VIII. B.A.R. Grant Consultant- comment from the town attorney regarding the Brownfields remediation grant: the BOS is empowered to act in what they see as being in the best interests of the town. Waiving the bid policy in a certain circumstance falls into this situation and becomes a BOS decision. The Ordinances are not contradictory to this approach. K. Breausoleil – DECD recommends that the forward progress of the grant continue with the current engineering firm.
Motion A. St Onge seconded by S. Herbert to waive the Thompson bid policy, and to ask CME to continue work on the \$170,000 B.A.R. grant carried unanimously.
- IX. Proposal - Solar Energy Land Lease at Landfill: LendLease Corporation representative John Soininen reviewed the credentials of his global firm, which specializes in major construction projects, with his division specializing in alternative energy. The basic proposal: 1). The firm proposes to lease land from the town at 185 Pasay Road (84 acres) to install a 20 megawatt solar array which would exclusively deliver power to the grid. It would be \$25 million project, and contribute to the town's economic development. It is in essence a triple-net lease, with no obligations to the town. 2). Thompson would issue a lease, providing for use of 20 years of power generation to LendLease. At 25 years, the panels would be assessed; if both parties agree, the panels can be replaced/upgraded. At the 30-year point, two 10-year options are available, to continue with the power generation. At the end of the agreement, the land reverts to the Town, with all the equipment removed and looking just as it does today. 3). Proposed lease payments to Thompson:\$1500 per usable acre (not wetlands, for example) per year. An environmentalist would document the available acres on the site. 4). To begin the process, if the town so votes, a 6-month option on the parcel will be required with extensions for up to 5 years, during which a feasibility study is done, environmental issues and permitting processes are addressed, and the project is launched. Usually at the 18-24 month point, the project is known to be a GO or NO GO. The option would bring in about \$10,000 every 6 months for the 2 years (based on usable acres). The

Connecticut MIRA (Material Innovation and Recycling Authority) oversees closed landfills and there are several regulatory agencies that would be involved. DEEP issues the power generation paperwork; they favor re-use of brownfields.

5). Since LendLease usually undertakes projects which involve close to 100 acres, and the Pasy Road parcel totals only 84, Valley Springs Sportsman's Club, an abutter, has been approached. They will consider leasing a section along the road frontage, possibly bringing the total available acres close to the desired a100. If they decline, the project is not necessarily withdrawn.

6). Two types of installation are possible; puncturing a landfill cap by driving steel posts into the land is not allowed, so installation using ballast is selected. Other acres may allow the posts. Fixed location panels are an option, as are those which track the movement of the sun. When installations are completed, slow-growing grasses are planted, preventing erosion, and are subsequently kept mowed.

7). Mr. Soininen presented information about a solar project in Wallingford, which is in year 2, with the environmental and permitting process completed. All of the documents related to that project are public and may be reviewed.

8). A DEEP September grant application is available and would be ideal timing.

Comments: R. Benoit – many residents are proud that this is our Last GREEN Valley

A. St Onge - asked for all of the documents related to the Valley Springs Sportsman Club

R. Benoit – what are the de-commissioning costs? Answer: the lease obligates the firm.

K. Beausoleil - all documents related to the project should be submitted as soon as possible for a thorough review. The PZ has a permitting process and perhaps it will go to the ZBA.

J. Soininen – requests brownfield documentation, parcel history and a permit for access

K. Beausoleil – if a September date is the target, special meetings could be scheduled to review the proposal details

- X. Proclamation – Diaper Need Awareness Week- a major need, Karen Osbrey IHSP.
Motion S. Herbert to approve the Proclamation as written seconded by A. St Onge carried unanimously.
- XI. Appointments of Chris Walch, Constable and James Niedzialkoski as Constables:
Motion S. Herbert to approve the appointments of Chris Walch and James Niedzialkoski as Constables for the Town of Thompson seconded by A. St Onge carried unanimously. K. Beausoleil noted that while up to 12 constables are permitted, the town, previous to these appointments, had 4 or 5.
- XII. Other Business: S. Herbert- An Ordinance review and possible revision was previously discussed. He recommends the topic be scheduled for the next BOS meeting; some policy decisions regarding changing the terms of some elected positions should be examined, and possibly new language.
K. Beausoleil- spoke with the Town Attorney about the possibility of longer terms for elected officials, as well as about the creation of a Town Manager position and expects a comment soon. He also asked about examining the process that takes place, at the conclusion of a budget referendum, of one of the 2 budgets being modified if only one of them passes.
- XIII. Citizens' Comments – Roman Jameson, Taylor Rd: toured the TEEG Pantry where he learned of the significant decrease in their power bill due to the solar array. He supports further investigation of this technology.

XIV. Tax Refunds: Selectmen's Meeting August 7, 2018

Auger, Waneta J.	\$30.16	Latour, Ronald A.	\$89.91
Belanger, Kevin T./Heather	\$34.94	Maciejko, John J.	\$109.23
Blanchette, Lee A.	\$20.01	Mailloux, Paul F.	\$49.41
Bleau, Jason K./Paula M.	\$26.50	Mayo, Victoria	\$53.23
Cournoyer, David G.	\$90.16	Morin, Robert L.	\$30.44
Cupek, Marek	\$3.80	Reynolds, Matthew C.	\$88.56
Hendrickson, Wayne R.	\$14.82	Trottier, Jon M./Lisa M.	\$6.75
Jezierski Plumbing & Heating	\$34.83	Welch, Kathleen A	\$28.36
Johnson-Scott, Kelly A.	\$28.58	Wester, Danielle B.	\$82.27
Lamontagne, Jean R./Theresa	\$31.25	Wilkie, Steven A.	\$7.49

Motion to approve the itemized tax rebates totaling \$860.70 by K. Beausoleil seconded by A. St Onge carried unanimously.

XV. Executive Session :

Motion to go into Executive Session at 9:12 PM by K. Beausoleil seconded by A. St Onge carried unanimously.

Agenda for Executive session:

Possible Land Acquisition – Center area of town

Legal Matter - Trinity Sewer

Legal Matter - Protecting the Town's position under Statute 8-43

Motion to conclude Executive session at 9:33 by A. St Onge seconded by S. Herbert carried unanimously. No business was transacted.

XVI. Motion to adjourn at 9:34 PM by S. Herbert seconded by A. St Onge carried unanimously. K. Beausoleil adjourned the meeting.

Respectfully submitted by Dorothy Durst, Recording Secretary *Dorothy Durst*

These minutes have not yet been approved by the Board of Selectmen. Please refer to next month's meeting minutes for approval of and/or amendments to these minutes.