



TOWN OF BROOKLYN

P.O. Box 356 - Route 6 and 169
BROOKLYN, CONNECTICUT 06234

OFFICE OF SELECTMAN
(860) 779-3411 Option 2

TOWN CLERK
(860) 779-3411 Option 4

TAX COLLECTOR
(860) 779-3411 Option 5

ASSESSOR
(860) 779-3411 Option 6

**Board of Selectmen
Regular Meeting Minutes
Thursday, April 13, 2017
6:30pm Clifford B. Green Memorial Center**

RECEIVED
TOWN CLERK'S OFFICE
2017 APR 20 PM 12:59
RECORDED V.L. PAUL
Shirley C. Munnille
TOWN CLERK, BROOKLYN, CT

Present: Rick Ives, Bob Kelleher, Joe Voccio and Melissa Bradley; Recording Secretary

Also Present: Aaron Kerouack, David Fuss, Dan Cady and Fran from the Bulletin

1. **Call to Order:** Mr. Ives called the meeting to order at 6:33pm.
2. **Approve Minutes:** Joe Voccio made a motion to approve the workshop minutes from 3/25/17 and the regular meeting minutes from 3/30/17. Bob Kelleher seconded the motion. Motion passed 3-0.
3. **Public Comment:** None
4. **Discussion on 2016-17 Budget:** No significant changes in the budget. ESC payment, Mashentucket and municipal sharing will be in at the end of the month.
5. **Discussion on 2017-18 Budget:** General Government budget was presented to the Board of Finance. The capital budget will be ready in a few weeks to present. Mr. Voccio states the general government budget carries a lot for the Board of Education and we should not lose sight of that as tension rises in this budget year.
6. **Discussion on Quinebaug Solar Project Tax Stabilization:** The State controls how the tax is collected. The agreement is \$10,000 per kilowatt per year. This amount will not be known until it is built and assessed at how much of the project is in Brooklyn. Mr. Kelleher suggests changing one portion of the agreement; Where it states the First Selectman can approve any changes, Mr. Kelleher suggests it should be the Board of Selectmen. The Selectmen agree upon this change.

Bob Kelleher made a motion to approve the Brooklyn Board of Selectmen Resolution as presented and approved by the Town Attorney with one correction being any changes must be approved by the Board of Selectmen. Joe Voccio seconded the motion. Motion passed 3-0.

7. **Discussion on NECCOG Engineering:** Mr. Ives is not ready to present this discussion and would like to table it. Bob Kelleher made a motion to table this item until a later meeting. Joe Voccio seconded the motion. Motion passed 3-0.
8. **Discussion on Attorney Consent Letter/NECCOG:** NECCOG has asked Shipman & Goodwin to represent them in connection with the construction of a household hazardous waste facility in Brooklyn. Shipman & Goodwin are also Bond Counsel for the Town. Mr. Ives states there are no foreseen conflicts. Mr. Kelleher states the board did not agree to anything at this point, only to entertain the idea. Mr. Ives also states there is an environmental attorney in the firm that would be used for this matter.

Joe Voccio made a motion for the Board of Selectmen to authorize Rick Ives to sign the acknowledgment of appearance regarding the household hazardous waste facility. Bob Kelleher seconded the motion. Motion passed 3-0.

9. **Voluntary Employee Benefits Update:** Mr. Ives states there is a small menu of voluntary benefits offered to employees, currently it is AFLAC and deferred comp. Mr. Ives would like to include life insurance. Mr. Kelleher suggests checking with the bargaining unit.
10. **Disc Golf Tournament Update:** The 1st annual disc golf tournament will be held on June 10th at the Davis Forest at the disc golf course. There will be 36 two-person teams, 2 rounds of 18-holes. In between rounds, food and beer is usually served. Our park rules state no alcohol allowed. Recreation has asked the Selectmen to consider allowing alcohol for one day. There is no ordinance stating this cannot happen, however a liquor license would be required. The Town would be covered by the insurance. Mr. Ives would like to put this on the Selectmen's meeting after the next Recreation meeting for consideration.

11. **Single Family Dwellings:** No discussion

12. **Calls for Service:** No discussion

13. **Approve Bills:** Mr. Ives states there was one bill of the schools he did not sign and will go back to the school. Bob Kelleher made a motion to approve the bills in the amount of \$59,336.72. Joe Voccio seconded the motion. Mr. Ives will report back with the term for the software that was not listed. Mr. Kelleher suggests using the villager for advertising because the Bulletin is too expensive. The Town Clerk and Inland Wetlands used the Bulletin this month. Mr. Ives states there are times when it is unavoidable. Motion passed 3-0.

14. **Other Business:** Mr. Voccio states capital has been requested to present to the Board of Finance on April 26th and he will schedule a meeting to wrap everything up.

15. Public Comment: None

16. Adjourn: Bob Kelleher made a motion to adjourn the meeting. Joe Voccio seconded the motion.
Meeting adjourned at 7:30pm.

Respectfully Submitted;

A handwritten signature in blue ink, appearing to read "Melissa J. Bradley", with a stylized flourish at the end.

Melissa J. Bradley
Recording Secretary

Brooklyn Board of Selectmen Resolution
Pursuant to Connecticut General Statutes Section 12-81(57)(F)

Whereas, Quinebaug Solar, LLC ("Quinebaug") has entered into ground leases with River Junction Estates, LLC for land located at Maynard Road and Rukstela Road, Brooklyn, Connecticut and with Founders-Bee Properties & Investments LLC for land located at Christian Hill Road, Brooklyn, Connecticut (collectively, the "Leasehold"), and intends to own, build and operate an approximately 50 megawatt (AC) solar photovoltaic facility on such Leasehold, as well as on privately owned land adjacent thereto within the Town of Canterbury, Connecticut, including all maintenance, upgrades, repairs and replacements (the "Project")(the portion of the Project located in Canterbury shall be excluded from the definition of Leasehold for purposes of this resolution); and

Whereas, the Project will include solar panels and associated electric transmission equipment and will be partially located on approximately 40 acres of that portion of the Leasehold located at Christian Hill Road, Brooklyn, Connecticut, identified by Tax Map ID number CT-019-30-12 and approximately 256.38 acres of the that portion of the Leasehold located at Maynard Road and Rukstela Road in the Town of Brooklyn identified by Tax Map ID numbers: CT-019-30-16, CT-019-30-17, CT-019-30-15, CT-019-30-12A, CT-019-29-1, CT-019-21-7, CT-019-29-2, CT-019-30-18; and

Whereas, the Project has been selected by _____ for Connecticut's Clean Energy RFP, and Quinebaug has entered into a power purchase agreement dated _____ with _____ for the Project pursuant to Connecticut General Statutes ("C.G.S.") §§ 16a-3f and 12-81(57)(F) ("PPA"), which PPA has been approved by the Public Utilities Regulatory Authority ("PURA"); and

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

Whereas, the portion of the Project developed on the Leasehold will be subject to further construction and public utility permits and approvals; and

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

Therefore, Be It Resolved:

Pursuant to the authority set forth in C.G.S. § 12-81(57)(F), the Board of Selectmen of the Town of Brooklyn hereby abates the real and personal property taxes levied against the Leasehold as a result of the Project and/or levied against the fixtures, personal property and/or equipment and all substitutions, replacements and upgrades thereof associated with or related to that portion of the Project located on the Leasehold, commencing upon the tax levy immediately following the Generation Commencement Date obtained by Quinebaug and continuing for a period of twenty (20) consecutive years thereafter, unless

sooner terminated in accordance with the terms of this resolution, subject to and in accordance with the following:

The full range of real estate and personal property taxes levied and due upon the Leasehold as a result of the Project and/or levied against the fixtures, personal property and/or equipment and all substitutions, replacements and upgrades thereof associated with or related to that portion of the Project located on the Leasehold, for such twenty (20) year period, shall be abated such that the total amount of taxes to be paid in connection with and resulting from this resolution and the portion of the Project located on the Leasehold shall be equivalent to Ten Thousand (\$10,000) Dollars annually per megawatt (AC) of power generation developed within that portion of the Project located on the Leasehold (the "Project Taxes"), and no more. The Project Taxes shall be payable annually in full by July 31 of each year.

"Generation Commencement Date" means the date on which the Project has passed its initial performance tests and has begun to commercially deliver electricity into the transmission grid. For purposes of this resolution, the Project Taxes shall be considered to be taxes against real property.

Such Project Taxes shall be subject to collection and enforcement as real estate taxes as provided in the C.G.S. Furthermore, this abatement shall terminate should the Project or PPA be terminated or the Project would otherwise no longer qualify for an abatement pursuant to C.G.S. § 12-81(57)(F).

Unless earlier terminated in accord with this resolution, such abatement shall expire, without notice, with the last abated payment due twenty (20) years after the tax period following the Generation Commencement Date. On an annual basis, Quinebaug shall furnish the Town of Brooklyn with sufficient proof that it continues to meet all requirements necessary to qualify for an abatement pursuant to C.G.S. § 12-81(57)(F), as from time to time amended.

The First Selectman of the Town of Brooklyn is authorized to negotiate and enter into an agreement setting forth the amount of taxes abated based on the formula set forth above and any further agreements, and/or deliver any documents or instruments, as may be appropriate to carry out this resolution.



Bruce A. Chudwick
Phone: (860) 251-5114
Fax: (860) 251-5212
bchudwick@goodwin.com

April 10, 2017

VIA EMAIL ONLY

Richard Ives, First Selectman
Town of Brooklyn
Town Hall
P.O. Box 356
Brooklyn, CT 06234

Dear Rick:

As you discussed with Matt Ritter last month, the Northeastern Connecticut Council of Governments ("NECCOG") has asked Shipman & Goodwin LLP to represent it in connection with the construction of a household hazardous waste facility (the "Facility") in the Town of Brooklyn (the "Town"). The role that we would play as NECCOG's counsel would be to review any documents related to the Facility, assist with any necessary approvals, permits or licenses related to the Facility, and generally advise NECCOG with regards to the Facility. At the same time, we continue to represent the Town as its bond counsel.

Under the applicable Rules of Professional Conduct, which apply to all attorneys, no attorney at our firm may act adversely to a current client, even on an unrelated matter, without full disclosure to each affected client and the consent of each client. This means that we must explain to both NECCOG and to you the pros and cons of giving your consent, and that we cannot proceed unless both NECCOG and you give your consent to the simultaneous representation.

In deciding whether or not to consent, you should consider how our representation of NECCOG as described above could or might affect our work as bond counsel to the Town. For example, a client who is asked to waive or consent to conflicts typically should consider whether there is any material risk that its attorney will be less zealous or eager on its behalf due to the conflict. Similarly, a client asked to waive a conflict should consider whether there is any material risk that client confidences or secrets will be used adversely to it due to the conflict.

Richard Ives, First Selectman
April 10, 2017
Page 2

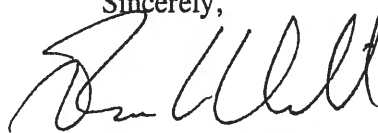
In the present case, because of the unrelated nature of the work we will perform for NECCOG on the Facility matters and for the Town as its bond counsel, we do not believe that there is a material risk of either type. In addition, we will take appropriate actions to provide that during the pendency of our work on the Facility matters, (a) attorneys who will perform services on behalf of NECCOG will not participate in or assist on the Town's bond issuances, and (b) the attorneys representing the Town will not have any involvement in the matters relating to NECCOG.

Please note that this consent does not extend to the representation by the firm of the Town in any unexpected contentious issues, threatened litigation or adverse proceeding with NECCOG that might arise between NECCOG and the Town in connection with the Facility matters. In the event of any such issues, litigation or other adverse proceeding, the firm will not represent either party. Also, by consenting to our simultaneous representation of the Town and NECCOG, you agree to not object to or seek to disqualify our firm from continuing our representation of NECCOG on any future NECCOG matters.

You should also know that you have the right to seek independent counsel to assist you in deciding whether or not to give your consent. If you have any questions that you would like me to answer, please let me know. If not, and if the above is accurate after careful review, please sign the enclosed extra copy of this letter in the space provided and return it to me for my files. Thank you, and please do not hesitate to call me if you have any questions.

Thank you, and please do not hesitate to call me if you have any questions.

Sincerely,



Bruce A. Chudwick

READ AND CONSENTED TO
this ____ day of April, 2017.

TOWN OF BROOKLYN

By: _____
Its: First Selectman
5486373v1

SINGLE FAMILY DWELLINGS

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
January	0	3	4	3	1	5	2	4	2	0	3
February	0	1	3	1	3	0	4	0	4*	2*	0
March	1	4	2	2	4	7	3	1	3	0	4
April	4	3	5	3	5	7	11*	0	2	3*	2
May	1	6	8	1	5	5	17*	11*	0	1	0
June	5	2	4	1	7	12	9	1	6*	1	2
July	6	6	7	8	5	9	3	4	1	3	2
August	1	5	3	3	5	6	2	6	1	4	1
September	3	4	5	4	1	1	3	3	3*	2	3*
October	1	5	8	3	6	5	4	4	3*	1	0
November	2	2	2	8	6	2	2	2	1	1	2
December	2	4	4	6	3	4	9*	2	1	1	3
Totals:	26	45	55	43	51	63	69	38	27	19	22

April 2006* 11=3 buildings consisting of 2 condos each (6) 5 new single family dwellings
 May 2006 *17=6 buildings consisting of 2 condos each (12) 5 new single family dwellings
 December 2006 *9=2 buildings consisting of 4 condos/townhouses each (8) 1 new single family dwelling
 May 2007 *11=3 New Single Family Dwellings; 2 Elderly Housing Buildings with 4 units each (8 units in total)
 February 2008*4=2 buildings consisting of 2 Apartments/Condos each (2 units each building)
 June 2008 *6=1 Duplex/Apartment (2 Units); 4 New Single Family Dwellings
 September 2008 * 3=1 Duplex (2 Units); 1 New Single Family Dwelling
 October 2008 *3=1 Duplex (2 Units); 1 New Single Family Dwelling
 February 2009 *2=1 Two Family Dwelling
 April 2009 *3=1Duplex (2 Units); 1 New Single Family Dwelling
 August 2010 *3=1Duplex (2 units); 1 New Single Family Dwelling

SINGLE FAMILY DWELLINGS PAGE 2

	2011	2012	2013	2014	2015	2016	2017
January	0	2	0	1	0	0	0
February	1	3	0	0	1	1	0
March	4*	6*	*3	1	0	2	4
April	4	1	0	1	0	1	
May	0	0	2	*7	2	0	
June	5	1	*2	0	1	1	
July	1	0	1	1	1	2	
August	5*	2	0	0	0	0	
September	0	6	2	2	2	1	
October	1	3*	*2	1	0	2	
November	1	1	1	0	0	0	
December	0	2	1	0	1	0	
Totals	22	26	14	14	8	10	

March 2011 4 SFD buildings consisting of 2 Condo units; 2 Single Family Dwellings
August 2011 5 SFD buildings consisting of 2 Condo units; 3 Single Family Dwellings
March 2012 6 SFD buildings consisting of 2 Condo Units; 2 Duplex; 2 Single Family Dwellings
October 2012 3 SFD buildings consisting of 2 Condo Units; 1 Single Family Dwelling
March 2013 SFD buildings consisting of 2 Condo Units; 1 Single Family Dwelling
June 2013 SFD buildings consisting of 2 Condo Units
October 2013 SFD buildings consisting of 2 Condo Units
May 2014 SFD buildings consisting of 1 Single Family Dwelling and 3 Condo Units



STATE OF CONNECTICUT
DEPARTMENT OF EMERGENCY SERVICES AND PUBLIC PROTECTION
Troop D, Danielson

April 3, 2017

First Selectman Richard Ives
P. O. Box 356
Brooklyn, Ct 06234

Dear First Selectman Ives:

This correspondence is to keep you apprised of the monthly police services occurring within the Town of Brooklyn. It is my sincere hope that this report will assist you in better understanding our role in your community.

During the month of March 2017 Troop D Troopers responded to 342 Calls for Service in the Town of Brooklyn. Of these Calls for Service the most notable are:

Accidents:	<u>2</u>
Criminal Invest:	<u>13</u>
Burglaries:	<u>0</u>
Larcenies:	<u>2</u>
Non Reportable Matters:	<u>325</u>

In addition to the above investigations Troopers conducted the following motor vehicle enforcement:

DUP'S:	<u>1</u>
Traffic Citations:	<u>88</u>
Written Warnings:	<u>42</u>

Very truly yours,

A handwritten signature in black ink, appearing to read "John B. Ceruti", with a date "4/4" written to the right.

Lieutenant John B. Ceruti
Commanding Officer
Troop D, Danielson

55 Westcott Road
Danielson, CT 06239
Phone: (860) 779-4900/Fax: (860) 779-4918
An Affirmative Action/Equal Opportunity Employer