

Town of Plymouth
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Plymouth Town Council
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Minutes

January 9, 2019

Call to Order: Mayor David Merchant called the scheduled January 9, 2019, Plymouth Town Council Regular meeting to order at 7:58 p.m., in the Community Room, Plymouth Town Hall.

Roll Call: Present were Town Councilman Daniel Gentile, Town Councilwoman Roxanne McCann, Mayor David V. Merchant Town Councilwoman Sue Murawski, and Town Councilman John Pajeski. Excused Absence: Town Councilman Tom Zagurski. Also in attendance were Town Attorney William Hamzy, Plymouth Tax Collector Joe Kilduff and Finance Director Ann Marie Rheault and Nicholas Zuba, Connecticut Green Bank.

Fire Exits Notification

Mayor David Merchant noted the Fire Exits for the record.

Pledge of Allegiance

Mayor Merchant led the Plymouth Town Council and the Public Audience in the Pledge of Allegiance.

Invocation

Mayor David Merchant stated “God Bless the United States of America and the Town of Plymouth” for the record.

Mayor David Merchant requested a Moment of Silence for former Registrar of Voters Joanne Bachand.

Public Comment on Non-Agenda Items

Melanie Church, 328 Main Street, Terryville, briefly commented on the Annual Report, insurance, cancelled meetings, vehicle purchases and hotel nuisances.

Barbara Rockwell, Plymouth Town Clerk, briefly discussed the proposed move of the Registrar of Voters from downstairs to the upstairs Town Clerk’s Office.

Mike Rinaldi, 24 North Lakeside Drive, Terryville, stated Mayor David Merchant was a United States Veteran and he was trying to do a good job with the Prospect Street School proposal.

Jim Mozlak, 18 Carriage Drive, Terryville, commented on the collection of taxes by the City of Torrington and submitted a newspaper article for review.

Joe Kilduff, Plymouth Tax Collector, stated the City of Torrington collects 100% of their taxes, however they receive zero of their back taxes/interest monies and briefly elaborated.

Public Comment on Agenda Items

Cathy Paskus, 4 Arrow Drive, Terryville, stated all Boards and Commissions are open to the public, however not many people attend and then people accuse the Administration of not being open and forthright and encouraged people to attend the Town meetings.

John Murphy, 385 Greystone Road, Terryville, questioned if the Town was investing in the Connecticut Green Bank.

Keith Golnik, 46 Orchard Street, Terryville, stated the Fire Commissioners who were up for reappointment this evening were all great people and urged the Town Council to reappoint all of them.

Acceptance of Minutes (December 12, 2018)

Town Councilwoman Roxanne McCann made a motion, seconded by Town Councilman John Pajeski, to accept the December 12, 2018 minutes as presented. This motion was approved unanimously.

Mayor's Report

Mayor David Merchant briefly commented, reviewed and updated the following: 2018 Audit, Conversion process for Financial Software, Mayfair Garage and Street Lights.

Financial Director's Report

Town Councilman Dan Gentile questioned if there was a comparison number for the Town Hall heat from last year to this year; a brief discussion followed. Finance Director Ann Marie Rheault stated the Audit was filed on December 31st and briefly elaborated. Finance Director Ann Marie Rheault briefly discussed the year-end numbers, noting her staff worked extremely hard and that all the audits had been completed. She further stated her department had closed on the Bond Package, including a review with S & P and briefly elaborated.

When questioned by Town Councilman Dan Gentile regarding the Annual Report, Finance Director Ann Marie Rheault stated when she reads the Charter regarding the Annual Report she feels it is not in the Finance Director's area/Financial Section, but it is under the Mayor's Office and briefly elaborated. She further stated that is not the audited financials that is being referenced in the Town's Charter; a brief discussion followed.

Discuss and take action, as may be necessary, to refund overpayment of Property Taxes to the following: Gary Defilippe, Jr. \$118.67, Barbara Gilbert \$505.85; John Graham \$153.73; Bonnie or Robert Hart \$11.06; Honda Lease Trust \$137.92, \$138.52; Nissan Infiniti LT \$52.43, \$117.60, \$99.82; Stephen Oakes \$58.27; Anthony Polzella \$663.84; Lynn Santos \$9.90 (Sewer Refund); Manucher Sasani \$94.50; Toyota Lease Trust \$156.00; USB Leasing \$51.44; Brian Volz \$9.25; Michael Zalewski \$16.08

Town Councilwoman Sue Murawski made a motion, seconded by Town Councilwoman Roxanne McCann, to refund the overpayment of Property Taxes to the following: Gary Defilippe, Jr. \$118.67, Barbara Gilbert \$505.85; John Graham \$153.73; Bonnie or Robert Hart \$11.06; Honda Lease Trust \$137.92, \$138.52; Nissan Infiniti LT \$52.43, \$117.60, \$99.82; Stephen Oakes \$58.27; Anthony Polzella \$663.84; Lynn Santos \$9.90 (Sewer Refund); Manucher Sasani \$94.50; Toyota Lease Trust \$156.00; USB Leasing \$51.44; Brian Volz \$9.25; and Michael Zalewski \$16.08. This motion was approved unanimously.

Appointments/Reappointments/Resignations: To reappoint Victor Mitchell, Jr., to the Fire Commission with a term ending on 11/01/2021; to reappoint Martin Sandshaw to the Fire Commission with a term ending on 11/01/2021; to reappoint Gerald P. Wunsch to the Fire Commission with a term ending on 11/01/2021; to reappoint Dennis Doyle to the Police Commission with a term ending on 1/01/2022

Town Councilwoman Sue Murawski made a motion, seconded by Town Councilwoman Roxanne McCann, to reappoint Victor Mitchell, Jr., to the Fire Commission with a term ending on 11/01/2021. This motion was approved unanimously.

Town Councilwoman Sue Murawski made a motion, seconded by Town Councilwoman Roxanne McCann, to reappoint Martin Sandshaw to the Fire Commission with a term ending on 11/01/2021. This motion was approved unanimously.

Town Councilwoman Sue Murawski made a motion, seconded by Town Councilwoman Roxanne McCann, to reappoint Gerald P. Wunsch to the Fire Commission with a term ending on 11/01/2021. This motion was approved unanimously.

Town Councilwoman Sue Murawski made a motion, seconded by Town Councilwoman Roxanne McCann, to reappoint Dennis Doyle to the Police Commission with a term ending on 1/01/2022. This motion was approved unanimously.

To discuss and take action to adopt a Resolution authorizing the Mayor to sign a Municipal Agreement to partner with the Connecticut Green Bank on the C-PACE Program

Mayor David Merchant read the following C-PACE information into the record: C-PACE is a financing tool allowing for energy upgrades in buildings to be financed with third party capital and prepaid through an assessment on the building's property tax bill. Connecticut passed enabling policy in June of 2012, and there are currently 103 municipalities that have passed resolutions to join the program, allowing business owners to take advantage of this innovative financing vehicle. A complete list of participating municipalities can be found on their website. The Connecticut Green Bank designed the program to attract low cost capital into our State for the purpose of energy upgrades in buildings. In this way, C-PACE is an economic development tool; energy upgrades create a more competitive environment for attracting and retaining new businesses by lowering energy costs. The first step before property owners can take advantage of the program is for the legislative body of the Town to pass a Resolution, enabling the Town to sign a legal agreement with the Green Bank. Once this agreement is signed, building owners throughout Plymouth will be eligible for 100% upfront and low-interest financing on eligible energy efficiency and renewable energy projects. Mayor David Merchant briefly elaborated.

Nicholas Zuba, Senior Manager, Commercial and Industrial Programs, Connecticut Green Bank, stated they were a quasi-public agency with the State of Connecticut, and provided a brief overview on the C-Pace Program primary goals and detailed at length how the Connecticut Green Bank works and operates; a lengthy discussion followed.

When questioned by Town Councilman Dan Gentile, Nicholas Zuba stated they get funding from ratepayer dollars (utility bill surcharges) and briefly elaborated. He further stated they can bond for funds, but the whole idea of the Connecticut Green Bank is to attract in private capital/dollars to be able to leverage the public sector dollars they get so ratepayers won't be the ones to be always taking that risk on the kind of projects and improvements that they do and more by the private sector.

When questioned by Town Councilman Dan Gentile, Nicholas Zuba stated Connecticut Green Bank is a quasi-public agency of the State of Connecticut.

When questioned by Town Councilman Dan Gentile, Nicholas Zuba stated the advertising language could be changed to fit the Municipality and that it has been done in the past for other municipalities.

When questioned by Town Councilman Dan Gentile, Nicholas Zuba stated they could sell their bonds to anyone, noting they have their own financing and they can sell them at any time to a secondary market.

Nicholas Zuba stated the Town would have no liability if someone were to become delinquent on payments.

He further stated the Town would never be responsible for tracking down those delinquent funds; it would be the responsibility of Connecticut Green Bank.

When questioned by Town Attorney William Hamzy, Nicholas Zuba stated whenever the liens are assessed by a Municipality the Real Estate tax liens are first. He further stated the liens would be subordinate to the Real Estate Tax lien and would always come first; benefit assessment would be second as long the mortgage company agreed to subordinate their lien.

It was noted if the Town forecloses for non-payment of taxes the Connecticut Green Bank lien would be foreclosed out just like the mortgage would and there would be no liability on the Town's part if that ever came about.

When questioned by Town Councilwoman Sue Murawski, Plymouth Tax Collector Joe Kilduff stated the Town has a 2007/2008 Water lien assessment for a waterline in the Fall Mountain area, which will expire in the year 2020/2021 and briefly elaborated. He further stated he supports this agreement because it's not a huge burden on his office and it is 100% voluntary. Plymouth Tax Collector Joe Kilduff stated this program helps our Town businesses that want to become more energy efficient by upgrading their systems, and there would be no negatives on the Town or his office.

Town Councilwoman Sue Murawski made a motion, seconded by Town Councilwoman Roxanne McCann, to adopt a Resolution authorizing the Mayor to sign a Municipal Agreement to partner with the Connecticut Green Bank on the C-PACE Program. Vote: Town Councilman Dan Gentile/no; Town Councilwoman Roxanne McCann/yes; Town Councilwoman Sue Murawski/yes; Town Councilman John Pajeski/yes; Motion passed.

Old Business

No report.

Town Council Liaison Reports

Town Councilwoman Roxanne McCann stated the WPCA had met with Craig Bothroyd and saw the plans for the Prospect Street School, noting there were some minor drainage concerns being forwarded to an Engineering team and hopefully he would have updated info/feedback at the next meeting. Town Councilwoman Roxanne McCann stated the WPCA was moving forward with some new equipment and we would see some changes in the coming future. Town Councilwoman Roxanne McCann stated the WPCA was in full budget mode.

Town Councilman Dan Gentile stated the Charter Revision Commission was moving forward and getting their work done; noting he wishes more people would attend the meetings. Town Councilman Dan Gentile stated the Board of Education was in their budget season, noting he had mentioned sharing services last year. He further stated the Board of Education needed to find ways to save money.

Town Councilman John Pajeski stated he had no Town Council Liaison Report at this time.

Town Councilwoman Sue Murawski stated the Fall Mountain Fire Station's new furnace was up and running. Town Councilwoman Sue Murawski stated the Police Commission was applying for a \$10,000 grant for updating their Policies and Procedures. Town Councilwoman Sue Murawski stated the Communications Commission was still discussing Litchfield County Dispatch and they were doing some radio testing. She further stated their next meeting would be held on Monday, January 28th at 5:00 p.m.

Town Council Comments

When questioned by Town Councilman Dan Gentile, Mayor David Merchant stated his office was in discussion with the Registrars concerning their move to the Town Clerk's Office.

Town Councilman John Pajeski stated the Seniors were moving along nicely. He further stated he was the new President. When questioned by Town Councilman John Pajeski, Mayor David Merchant stated the new Senior Van would arrive within the next couple of

weeks. Town Councilman John Pajeski stated rental property in Terryville averages \$950.00 for a 2-bedroom plus utilities per month, and that rents in the Prospect Street School proposal would be up to \$1,600 a month (like Quail Hollow), noting Craig Bothroyd knows what he is doing.

Town Councilwoman Sue Murawski stated she had no Town Council Comments at this time.

Town Councilwoman Roxanne McCann stated she had no Town Council Comments at this time.

Executive Session to discuss Real Estate Negotiations

Town Councilwoman Sue Murawski made a motion, seconded by Town Councilwoman Roxanne McCann, to move into Executive Session at 9:10 p.m. to discuss Real Estate Negotiations.

Present for the Executive Session were Town Councilman Daniel Gentile, Town Attorney William Hamzy, Town Councilwoman Roxanne McCann, Mayor David V. Merchant Town Councilwoman Sue Murawski, and Town Councilman John Pajeski.

Mayor David Merchant called the Plymouth Town Council meeting back into Regular session at 9:27 p.m.

Action, as may be necessary, from Executive Session

Town Councilwoman Sue Murawski made a motion, seconded by Town Councilwoman Roxanne McCann, to sell property at 15 Hosier Road to Plymouth Property Management LLC, for \$9,000.00. This motion was approved unanimously.

Town Councilwoman Sue Murawski made a motion, seconded by Town Councilman Dan Gentile, to sell property at 22 Prospect Street to Craig Bothroyd, or his Corporation, for \$41,601.00.

Adjournment

There being no further business of the Plymouth Town Council, Town Councilwoman Sue Murawski made a motion, seconded by Town Councilman Dan Gentile, to adjourn at 9:28 p.m. This motion was approved unanimously.

Respectfully Submitted,

Patricia A. Hale
Recording Secretary