

**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 1**

**December 4, 2017**

**TOWN COUNCIL – REGULAR MEETING**  
**COUNCIL CHAMBERS – SOUTH WINDSOR TOWN HALL**

**1. Call Meeting to Order**

Mayor Anwar called the Regular Meeting to order at 7:00 p.m.

**4. Roll Call**

Members Present: Mayor M. Saud Anwar  
Deputy Mayor Andy Paterna  
Councilor Jeffrey Glickman  
Councilor Mary Justine Hockenberry  
Councilor Lisa Maneeley  
Councilor Carolyn Mirek  
Council Liz Pendleton  
Councilor Matthew Riley  
Councilor Janice Snyder

Others Present: Matthew B. Galligan, Town Manager  
Morris Borea, Town Attorney (arrived at 7:47 p.m.)

**5. Communications and Reports from Town Manager**

Mr. Galligan reported on the following:

- He had attended the Connecticut Conference of Municipalities Annual Meeting.
- Congratulated South Windsor High School students on winning the High School #LoCool Government competition through CCM. These students will be asked to be at the next Town Council Meeting to be recognized.
- A lot of communities in Connecticut have been talking about passing a Fracking Waste Ban Ordinance. More information will be sent to the Council.
- Moody's had put South Windsor on their watch list, and they are now talking about downgrading communities. Had a meeting with Moody's to show them why South Windsor should not be downgraded. A report will be issued next week which will be shared with the Council.

**(Discussion Continued on Next Page)**

**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 2**

**December 4, 2017**

**ITEM:**

**5. Communications and Reports from Town Manager *(Continued)***

- There have been concerns expressed about there not being lights on the field at the High School. During the installation of turf for that field, it was expressed by Dan Sullivan who is the Principal and the Board of Education that lights were not an option because of the cost of the installation of lights and the associated costs that would result from the installation of lights.

Answering questions from the Council, Mr. Galligan explained that this issue would first have to be brought to the Town Council from the Board of Education letting the Council know they would like to have lights installed on the high school field. Then an 8-24 referral would have to be done to the Planning & Zoning Commission.

Council members congratulated the South Windsor High School Football Team on their season and making it to the Playoffs.

Answering further questions, Mr. Galligan said he would give the Council the report that was given to Moody's during the rating review and would inform the Council when a report from Moody's comes back to the Town. At this time there has been no update on the public hearing that State Representative Delnicki attended for MDC. A report with a solution of the collection of snow on sidewalks will be coming to the Council as the season approaches.

Councilor Pendleton stated that she agrees with the establishment of an ordinance regarding fracking and if the Town goes forward with the installation of lights on the high school field, she feels the set policy of usage should be utilized.

Councilor Mirek reiterated from previous discussions the importance of clearing snow at crosswalks. Mr. Galligan explained that this item is being discussed with the Engineering Department, Public Works Department, and Police Department. Councilor Mirek felt that the Council should review constructing additional fields in Town that would be able to support lights. This would give the Town the ability to host tournaments. The community's support could be sought.

Mr. Galligan explained further that there are lights on other athletic fields in Town. At this time the only other option than installing lights, would be to put up portable lights when there is a special game.

**(Discussion Continued on Next Page)**

**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 3**

**December 4, 2017**

**ITEM:**

**5. Communications and Reports from Town Manager *(Continued)***

Councilor Hockenberry first discussed fracking and her concerns about the toxins and the affect it could have on residents with crumbling foundations. As far as lights at the high school, Councilor Hockenberry reminded everyone that the homes in the area were there before the school was built. If the lights are pushed through, Councilor Hockenberry hopes that there are time limits placed on the use of the field and she also would hope that consideration is foremost for the homeowners.

Councilor Snyder reminded the public and the Council that the governing of lights at the high school is the decision of the Board of Education and any policies would also go through the Board of Education.

Answering questions from Mayor Anwar, Mr. Galligan explained that if a Fracking Ordinance is established, that would be through the Town Council, but the Planning & Zonings input would be important. Town staff met with Moody's to show the rating agency that the Town of South Windsor is financially stable and showed them how the budget was structured and also discussed the future of a tax stabilization fund. Mr. Galligan then reported on the meeting with Toll Brothers and Mayor Anwar read a letter from Toll Brothers into the record, as shown in attached **Exhibit A**.

Council members briefly discussed a fracking ordinance.

Councilor Pendleton requested that the Toll Brothers letter be sent to the Council and also requested that the Construction Ordinance be reviewed by town staff and then sent to the Town Attorney.

**6. Public Input *(Items Not on the Agenda)***

Mr. Robert Dickinson, 19 Birch Road came before the Council and stated that he had heard that there had been contacts made to towns in eastern Connecticut by companies that would like to process and dispose of the fracking waste. Mr. Dickinson stated that he had read ordinances from Windsor and Middletown. In those ordinances, they ban the drilling for the natural gas and the disposal of the waste, so they cover all basis.

**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 4**

**December 4, 2017**

**ITEM:**

**6. Public Input (Items Not on the Agenda) (Continued)**

Mr. Eric Mahan, 50 Henry Road, thanked the Council for their recognition of the Football Team. It was frustrating for the players not to be able to host the tournament after they had worked so hard all season. South Windsor needs the proper facilities with lights and locker rooms. These items are not a luxury because out of the 142 schools in CIAC; there are only 18 towns that do not have Friday night games due to not having lights. Class LL consists of 35 towns with only two or three of them not having lights. South Windsor should have the ability to have lights on their field, as has been done in many communities.

Mr. Mike Berghuis, 18 Mountain View Road explained that his home is adjacent to the field at the high school. Having lights on the field would be detrimental to the enjoyment of his property. It may cost less to put locker rooms at another location instead of installing lights at the high school. Taking care of educational needs is more important than lights. Mr. Berghuis stated that he has been to a lot of different schools in the area and has never seen homes so close to school grounds as he is.

Mr. Eric Hill, 36 Mountain View Road came forward to speak in opposition to having lights at the high school stadium field. The Town has stated that there would not be any lights installed and the neighborhood expects the Town to honor their word. The usage of this field has been greater than anticipated, and the neighbors have lived in this neighborhood prior to the field being installed. Lighting this field would be excessive, and he is in opposition.

Mrs. Sally Custer, 12 Pine Knob Drive explained that lighted fields and basketball courts that are lighted would be good to keep the kids in Town busy. It is the Town's duty, as well as the resident's duty to provide safe places for kids to go to keep them busy, especially with the opioid crisis that has hit most communities.

**7. Adoption of Minutes**

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Regular Meeting Minutes of November 20, 2017.

**(Adoption of Minutes Continued on Next Page)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 5**

**December 4, 2017**

---

**ITEM:**

**7. Adoption of Minutes**

Was made by Councilor Hockenberry  
Seconded by Councilor Snyder  
The motion was approved, unanimously

At 8:00 p.m. the Regular Meeting was recessed in order to hold a Public Hearing. The Regular Meeting reconvened at 8:02 p.m.

**8. Public Petitions**

None

**9. Communications from Liaisons, Officers, and Boards Directly Responsible to Council**

Deputy Mayor Paterna informed the Council that in October of 2013, the South Windsor Agriculture, Arts and Nature Center Sub-Committee received a grant in the amount of \$15,000 from the Office of Historic Preservation and an additional grant of \$4,000 from the South Windsor Community Foundation. These funds financed the feasibility and concept plan.

**10. Reports from Standing Committee**

Deputy Mayor Paterna reported that the South Windsor Food Alliance received a grant that the Environmental Planner used to have two high tunnels constructed on the same property where the Avery Heights Gardens are located. The farmer who is presently leasing the orchard will use one of the high tunnels, and the other will be shared with students who will start crops. Those crops will eventually be moved to the school yard garden. It is expected that the high tunnels will be in full use by spring time.

Mrs. Mary Etter, South Windsor Public Library informed the public and the Council that the elevator motor for the elevator at the South Windsor Public Library was replaced last week and is in use. Mrs. Etter thanked the Town Public Building Maintenance Department.

**(Reports from Standing Committees Continued on Next Page)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 6**

**December 4, 2017**

---

**ITEM:**

**10. Reports from Standing Committee (Continued)**

Mr. Etter then announced that on Monday, December 11<sup>th</sup> at 7:30 p.m. the public and Council are welcome to meet Emily Arsenault, author of five suspense novels. Also, on Friday, December 22, 2017, a mini-concert will be performed by the Carl Spectrum at 12:30 p.m.

**11. Reports of Temporary Committees**

Mayor Anwar informed the public and the Council that there was a Virtual Net Metering project completed which will save the Town of South Windsor \$1M in the next 20 years because of the work that the Energy Committee provided.

**12. Public Participation (Items on the Agenda)**

None

**13. Consent Agenda**

Councilor Snyder and Deputy Mayor Paterna made a motion to approve Agenda Items 14. A. (\*); and 15. A. (\*) through 15. Y. (\*) as the Consent Agenda. Councilor Maneeley seconded the motion; and it was approved, unanimously.

**14. Unfinished Business**

**\* A. Resolution Appointing Veronica Nowak (R) to the Housing Authority**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Veronica Nowak (R) to the Housing Authority for a term ending November 30, 2021 to fill the unexpired term of Toby Lewis.

**(Approved by Consent Agenda)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 7**

**December 4, 2017**

**ITEM:**

**15. New Business**

- \* A. Resolution Reappointing Mike LeBlanc (R) an Alternate to the Planning & Zoning Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Mike LeBlanc (R) an Alternate to the Planning & Zoning Commission for a term ending December 1, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* B. Resolution Reappointing Paul Burnham (R) to the Economic Development Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Paul Burnham (R) to the Economic Development Commission for a term ending November 30, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* C. Resolution Reappointing Shaliesh Verma (R) an Alternate to the Economic Development Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Shaliesh Verma (R) an Alternate to the Economic Development Commission for a term ending November 30, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 8**

**December 4, 2017**

---

**ITEM:**

**15. New Business (Continued)**

- \* D. Resolution Reappointing Janet Utay (U) an Alternate to the Historic District Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Janet Utay (U) an Alternate to the Historic District Commission for a term ending November 30, 2022 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* E. Resolution Reappointing Elizabeth Warren (R) to the Inland Wetlands Agency/Conservation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Elizabeth Warren (R) to the Inland Wetlands Agency/Conservation Commission for a term ending December 1, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* F. Resolution Reappointing Katherine Chiappetta (R) to the Library Board and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Katherine Chiappetta (R) to the Library Board for a term ending November 30, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**



**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 9**

**December 4, 2017**

**ITEM:**

**15. New Business (Continued)**

- \* G. Resolution Reappointing Robert Dickinson (R) to the Mass Transit and Highway Advisory Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Robert Dickinson (R) to the Mass Transit and Highway Advisory Commission for a term ending November 30, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* H. Resolution Reappointing Bruce Snow (R) to the Mass Transit and Highway Advisory Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Bruce Snow (R) to the Mass Transit and Highway Advisory Commission for a term ending November 30, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* I. Resolution Reappointing Renee Powell (R) to the Park & Recreation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Renee Powell (R) to the Park and Recreation Commission for a term ending December 31, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 10**

**December 4, 2017**

---

**ITEM:**

**15. New Business (Continued)**

- \* J. Resolution Reappointing Michael Kelly (R) to the Park and Recreation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Michael Kelly (R) to the Park and Recreation Commission for a term ending December 31, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* K. Resolution Reappointing William Nowak (R) to the Park and Recreation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints William Nowak (R) to the Park and Recreation Commission for a term ending December 31, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* L. Resolution Reappointing Herbert Asplund (R) to the Patriotic Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Herbert Asplund (R) to the Patriotic Commission for a term ending December 31, 2020 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 11**

**December 4, 2017**

---

**ITEM:**

**15. New Business (Continued)**

- \* M. Resolution Reappointing Gene Botteron (R) to the Patriotic Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Gene Botteron (R) to the Patriotic Commission for a term ending December 31, 2020 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* N. Resolution Reappointing Paul Mozzicato (R) to the Patriotic Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Paul Mozzicato (R) to the Patriotic Commission for a term ending December 31, 2020 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* O. Resolution Reappointing Edward Gawlinski (R) an Alternate to the Patriotic Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Edward Gawlinski (R) an Alternate to the Patriotic Commission for a term ending December 31, 2020 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 12**

**December 4, 2017**

---

**ITEM:**

**15. New Business (Continued)**

- \* P. Resolution Reappointing Matthew Beaulieu (R) to the Public Building Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Matthew Beaulieu (R) to the Public Building Commission for a term ending November 30, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* Q. Resolution Reappointing Erik Dabrowski (R) to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Erik Dabrowski (R) to the Water Pollution Control Authority for a term ending November 30, 2021 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* R. Resolution Appointing David Marsh (D) a Full Member to the Economic Development Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints David Marsh (D) a full member to the Economic Development Commission for a term ending November 30, 2021 to fill the expired term of Dwight Johnson and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 13**

**December 4, 2017**

---

**ITEM:**

**15. New Business (Continued)**

- \* S. Resolution Appointing Craig Zimmerman (D) to the Public Building Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Craig Zimmerman (D) to the Public Building Commission for a term ending November 30, 2021 to fill the expired term of Kathy Daugherty (R) and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* T. Resolution Appointing Councilor Mirek to the Insurance Control Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Councilor Mirek to the Insurance Control Commission for a term ending November 11, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* U. Resolution Appointing Councilor Glickman to the Pension Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Councilor Glickman to the Pension Committee for a term ending November 11, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 14**

**December 4, 2017**

---

**ITEM:**

**15. New Business (Continued)**

- \* V. Resolution Appointing Councilor Riley to the Pension Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Councilor Riley to the Pension Committee for a term ending November 11, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* W. Resolution Appointing Mayor Anwar to the Ethics Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Mayor Anwar to the Ethics Committee for a term ending November 11, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* X. Resolution Appointing Councilor Maneeley to the Ethics Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Councilor Maneeley to the Ethics Committee for a term ending November 11, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 15**

**December 4, 2017**

**ITEM:**

**15. New Business (Continued)**

- \* Y. Resolution Appointing Councilor Pendleton to the Ethics Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Councilor Pendleton to the Ethics Committee for a term ending November 11, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

Deputy Mayor Paterna made a motion to suspend the rules in order to go to Item 15. BB. on the agenda. Councilor Snyder seconded the motion; and it was approved, unanimously.

**BB. Resolution Approving Offer of a Tax Fixing Agreement with Southern Energy Investments, LLC (Fuel Cell/Studio Project)**

BE IT RESOLVED that the South Windsor Town Council hereby approves a tax fixing agreement for the construction and operation of a 5MW fuel cell power station at 515 John Fitch Boulevard, South Windsor. Said agreement is made in accordance with Connecticut General Statutes, Section 12-65b, for a term of 10 years and in accordance with the terms and conditions as recommended by the Town Attorney and as set forth in the Tax Fixing Agreement dated December 2017 and as may be amended; and

BE IT FURTHER RESOLVED that the Town Council hereby directs Town Manager Mathew B. Galligan to execute said tax fixing agreement on behalf of the Town of South Windsor.

Was made by Councilor Riley  
Seconded by Councilor Snyder  
The motion was approved, unanimously

**(Resolution Continued on Next Page)**

**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 16**

**December 4, 2017**

**ITEM:**

**15. BB. (Continued)**

Mr. Galligan informed the Council that a friendly amendment would be necessary because the name of the company is South Energy Investments, LLC.

Councilor Riley made a friendly amendment to have Southern Energy Investment, LLC to read South Energy Investments, LLC. Councilor Snyder agreed to the friendly amendment.

Mr. Galligan explained to the Council that for the last two years the Town of South Windsor has been working diligently to bring this fuel cell/studio project to conclusion. During this period, the Town was successful in working with the Mestek Corporation and transferring the Power Purchase Agreement (PPA) from dck to the Town of South Windsor by filing with PURA. Eversource was opposed to the amount of money that was being charged in the PPA, and PURA reduced the cents per kilowatt from 16.5 c/kW to 13.25 c/kW. Eversource's position is if the studio is built within three years, the cents per kilowatt will be at 13.25 c/kW, but if it is not built in the timeframe, the cents per kilowatt will reduce by one penny. That one penny could be used for incentives to the studio so that the Town would not have to do any incentives such as tax abatements, water/sewer, or utilities to the site. The one cent would be given to the Mestek Corporation who would work with Pacific Adventures to provide all of the incentives that need to be done. Although the cents per kilowatt has changed the project revenues dramatically, the Town tried to negotiate with a Fuel Cell Energy, but unfortunately could not agree. This forced the Town to change the technologies and now has a memorandum of understanding with Doosan Fuel Cell America, Inc. Mr. Galligan explained that he is proposing the Town offer a tax fixing agreement to South Energy Investments, LLC who will be financing this project. The Town has signed a memorandum of understanding with South Energy Investments, LLC who will take over the PPA after they put together the program to produce the fuel cell. They will finance and maintain the fuel cell and be liable for any faults. The tax fixing agreement would put the fuel cell value to the Town at \$150,000 per year and help South Energy Investments, LLC understand the Town's commitment as well as know what their cost is for taxes. In the State of Connecticut, solar and fuel cells are

**(Resolution Continued on Next Page)**



**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 17**

**December 4, 2017**

**ITEM:**

**15. BB. (Continued)**

supposed to be exempt from taxes, but this particular fuel cell will not be exempt because it is a generator of electricity and selling energy back to the grid. The tax fixing agreement does not bind the Town in approving this project tonight. Mr. Galligan commented that the fuel cell would be located on the Mestek Corporation's site. More information regarding this project is shown in attached, **Exhibit B**.

Answering questions from the Council, Mr. Galligan explained that there are eleven individual fuel cells that will be on the site with a total of five million watts.

Mr. Mark Wick came forward to answer questions from the Council. He explained that the megawatts are the capacity that can be generated and this fuel cell will have 8,760 hours per year. Mr. Wick stated he does not have the number of the top line revenue that will be generated from the PPA at this time.

Mr. Galligan explained that the reason the Town went after the PPA was to own the concept and then find a company who would build the proposed project which will generate taxes for the Town.

Mr. Wick explained that South Energy Investments is a group of investors, project managers, project developers, and business people who have several decades in constructing power plant business and project development. Pleasant Lake Partners will also be a majority partner in the financing and on the operational side of the business. South Energy Investments will be the owner of the project. Most of the operation side has been done with agreements with Doosan. Doosan provides the ongoing operation and maintenance agreement for their equipment for 20 years.

**(Resolution Continued on Next Page)**

**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 18**

**December 4, 2017**

**ITEM:**

**15. BB. (Continued)**

Mr. Galligan stated that the Mestek Corporation building had been abandoned for many years. The one cent will renovate that building, purchase land and pay for utilities to the studio.

After asking many questions and hearing the answers, Councilor Riley stated that this is a green project that gives the Town revenues that we are not getting right now. The Power Purchase Agreement that the Town now has control of does have value and will give the Town \$150,000 per year.

Mayor Anwar stated that this project would benefit the Town with more tax revenue and the creation of jobs.

Deputy Mayor Paterna felt that there are a lot of positives with this project and stated that the Town is heading in the right direction.

Answering further questions from Councilor Snyder, Mr. Galligan stated that the revenue that would be coming in from taxes would be \$150,000 per year for ten years and it could go to 20 years. There would be two sound stages buildings built which would house three sound stages in each of them with a total of six sound stages. There are ongoing negotiations with three property owners which will determine the placement of the sound stages. The fuel cell will be on the Mestek property in the corner and will take up approximately 8,000 square feet. The power that is generated from the fuel cell will be sold to the grid although the hot water into the building may be generated from the fuel cell. The Town will benefit from the tax revenue and will use that penny to refurbish the Mestek building and help the studio with their utilities.

Answering a question from Councilor Pendleton, Mr. Wick explained that the responsibility to remove the fuel cell at any point is in the lease agreement with Mestek and in the purchase agreement with Doosan. The guaranteeing of the maintenance is between Doosan and the Mestek Corporation. The Town is not involved in these aspects of this project.

**(Resolution Continued on Next Page)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 19**

**December 4, 2017**

**ITEM:**

**15. BB. (Continued)**

Mr. Galligan explained further to the Council that the high school was old technology and when the new technology came out, it was not in the best interest of the Town to keep stacking something that was old technology. The new fuel cell will provide 24/7 energy which will go to the grid, but the Town may use the hot water. Mr. Galligan then stated that other companies in Town would benefit from the studio by providing the necessary services for the studio and those working in the studio.

Answering further questions, Mr. Galligan explained that the memorandum of understanding allows South Energy Investments, LLC to show their financing and that the Town is interested in providing the Power Purchase Agreement to them. Once the financing is complete and in place, there will be a closing which will encompass an agreement that will revert the Power Purchase Agreement to the Town if things do not work out.

Mr. Wick stated that the Doosan units are self-contained so as soon as all the agreements are in place as well as the financing, the project should be operational by September 2018.

Mr. Galligan explained that Mestek Corporation would have to put up some funds. The one cent will reimburse them.

Councilor Riley stated that he would approve this resolution given that the downside is very low and the upside is a minimum of \$150,000 to the Town.

The amended resolution to read as follows:

**BB. Resolution Approving Offer of a Tax Fixing Agreement with South Energy Investments, LLC (Fuel Cell/Studio Project)**

BE IT RESOLVED that the South Windsor Town Council hereby approves a tax fixing agreement for the construction and operation of a 5MW fuel cell power station at 515 John Fitch Boulevard, South Windsor. Said agreement is made in accordance with Connecticut General Statutes, Section 12-65b,

**(Resolution Continued on Next Page)**

**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 20**

**December 4, 2017**

---

**ITEM:**

**15. BB. (Continued)**

for a term of 10 years and in accordance with the terms and conditions as recommended by the Town Attorney and as set forth in the Tax Fixing Agreement dated December 2017 and as may be amended; and

BE IT FURTHER RESOLVED that the Town Council hereby directs Town Manager Mathew B. Galligan to execute said tax fixing agreement on behalf of the Town of South Windsor.

**Z. Discussion Item: Revaluation Update (requested by Mayor Anwar)  
(Mary Huda, Town Assessor to be present)**

Mrs. Mary Huda, Town Assessor, came before the Council and gave the Council members an update on the revaluation. This process began in March of 2016 and will end with the signing of the Grand List in January of 2018 which will certify the values. Assessment notices went out to all residents as well as commercial property owners on October 27, 2017. There were a number of days of informal hearings which included both evening hours as well as a Saturday afternoon. December 8<sup>th</sup> is the last day where appointments will be held from 9:30 a.m. to 12:00 p.m. Appointments were held with 298 residential and commercial property owners. Some of the 298 property owners were multiple owners which means they have more than one parcel or have a condo and a house. Data mailers were sent out to all residents. There was a 27% return rate of those mailers with approximately 11% of those properties being inspected by Assessment staff or the project revaluation staff. If there were inconsistencies in data between the Town and what was reported by the property owner, staff went out to verify information. At this time the Town is on target of having the necessary information for the Grand List as well as being in compliance with State standards.

**(Resolution Continued on Next Page)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 21**

**December 4, 2017**

**ITEM:**

**15. Z. (Continued)**

Answering questions from the Council, Mrs. Huda explained that the Town had hired a company to do the revaluation. There have not been any complaints from property owners about the entity hired for the revaluation. The Town has had a good working relationship with the project manager and the company overall. There was about a 4% overall change in residential properties and about a 7% in commercial. As of today, there are 77 properties with crumbling foundations.

Mayor Anwar recommended that the Town of South Windsor be the first town to give tax abatements to individuals who reconstruct their foundations. This would give homeowners who have a crumbling foundation an incentive to fix their foundation.

Mr. Galligan stated that he is not sure the Town can give tax abatements, but maybe can fix their values for five years. Mr. Galligan said he would research this issue with the Town Assessor and the Town Attorney.

Answering further questions, Mrs. Huda stated that there are 11,316 parcels in South Windsor. There has been a decrease of approximately \$320,000 reduction in taxes due to the crumbling foundations.

Deputy Mayor Paterna made a motion to suspend the rules to go to Item 15. CC on the agenda. Councilor Snyder seconded the motion; and it was approved, unanimously.

**CC. Resolution Setting a Time and Place for a Public Hearing to Receive Citizen Input on an Amendment to Ordinance #141, Agricultural Land Preservation Advisory Commission**

BE IT RESOLVED that the South Windsor Town Council hereby sets **Monday, December 18, 2017, at 8:00 p.m.,** in the Council Chambers of the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut as the time and place for a Public Hearing to receive citizen input on **an Amendment to Ordinance #141, Agricultural Land Preservation Advisory Commission.**

**(Resolution Continued on Next Page)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 22**

**December 4, 2017**

**ITEM:**

**15. CC. (Continued)**

Was made by Councilor Pendleton  
Seconded by Councilor Maneeley

Councilor Riley requested that a redlined version be sent to the Council so the changes will be noted. Councilor Riley then suggested that this item be held off because the Council has discussed reviewing all Boards and Commissions, so this one Commission could be done at the same time.

Councilor Snyder agreed with Councilor Riley's recommendation and also stated that she feels there are other changes that were discussed that are not reflected in this version. Councilor Snyder explained that she does not agree with having a quorum of five members when this Commission is a 12 member Commission. A quorum represents 50% of the membership plus one, and if this is approved with a quorum of five members making up a quorum, this will set a precedence for the other Boards and Commissions.

Mayor Anwar stated that a Commission has the capacity to define a quorum. The Agricultural Land Preservation Advisory Commission has reviewed this and is recommending a quorum be set with five members. This Commission should not be delayed in their process.

Councilor Pendleton requested that the Town Attorney correct the references that are in the ordinance before this goes to public hearing.

Councilor Mirek felt that all of the Board and Commission should be reviewed at the same time in order to determine the standards that will be used and to have consistency with the requirements of each Board and Commission.

Deputy Mayor Paterna stated that the proposed establishment of a task force would review how the Boards and Commission will function, what their role will be, and how they will report to the Council. Holding a public hearing to discuss the proposed changes to the SWALPAC ordinance is not going to hurt or slow down the process of the task force.

**(Resolution Continued on Next Page)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 23**

**December 4, 2017**

---

**ITEM:**

**15. CC. (Continued)**

Councilor Hockenberry stated that she agrees with Councilor Riley about the Council receiving a redlined copy of the changes, but feels the Town Attorney can make the necessary changes and the public hearing could be held.

Mr. Kennedy, Chairman of SWALPAC, came forward and explained that the Commission is recommending a 12 members Commission with five members making up a quorum. Mr. Kennedy felt that the public hearing should go forward with the appropriate changes in order to hear public input.

Town Attorney Borea explained to the Council that he could make the necessary changes to the references and if the Council wishes, this could still go to public hearing and changes could be discussed at that time regarding the number of members on the Commission and what would make up a quorum. Changes can be made during the public hearing, and part of the purpose of having a public hearing it to have the public come and address the Council regarding this ordinance.

Councilor Snyder informed the Council that SWALPAC has only had nine members attend one meeting in a five year period. The other meetings there were seven or eight members present. There have never been 12 members present at any meeting.

Councilor Maneeley stated that a quorum is defined as 50% plus one, so if the number is going to be changed to less than 50% plus one, the word quorum should be changed.

Mr. Galligan recommended that the Council move forward with a public hearing. The Town Attorney will make the necessary changes to the references before it is sent to the Town Clerk.

Mr. Kennedy reiterated that in the original bylaws it is stated that the Commission shall establish its own rules and procedures for the conduct of its business. Otherwise, it shall follow Roberts Rules.

**(Resolution Continued on Next Page)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 24**

**December 4, 2017**

**ITEM:**

**15. CC. (Continued)**

Councilor Pendleton reiterated that she does not want to send an ordinance to public hearing without having the accurate information in the ordinance. This resolution could be withdrawn.

Councilor Riley agreed with having the ordinance amended with the correct information, and when this comes to the Council again, he would like a relined version in order to see the changes. Councilor Riley stated that he has concerns regarding the number used to make a quorum, and overlap functions specifically between SWALPAC and the Open Space Task Force. These issues should be reviewed before a public hearing is set.

Councilor Pendleton withdrew her motion, and Councilor Maneeley withdrew her second.

Deputy Mayor Paterna made a motion to suspend the rules in order to go to Item 15. DD. on the agenda. Councilor Riley seconded the motion; and it was approved, unanimously.

**DD. Resolution Creating a Temporary Task Force to Enhance Commission and Committee Functionality in South Windsor**

WHEREAS, the Council is responsible to appoint members to a number of Boards and Commissions; and

WHEREAS, each Board and Commission requires attendance at meetings by at least a quorum of its members; and

WHEREAS, each Board and Commission and its members must comply with the requirements of the Freedom of Information Act; and

WHEREAS, each Board and Commission should adopt rules, regulations and/or by-laws regarding the conduct of meetings, voting, participation at meetings, and similar provisions; and

**(Resolution Continued on Next Page)**



TOWN COUNCIL  
TOWN OF SOUTH WINDSOR

Minutes

Page 25

December 4, 2017

**ITEM:**

**15. DD. (Continued)**

WHEREAS, each Board and Commission should regularly communicate with and report to the Council regarding its meetings and activities

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council supports the creation of a Temporary Task Force to investigate, study, and make recommendations regarding the aforesaid responsibilities and expectations, and to prepare a report of its findings to be presented to the Council and the public by January 12, 2018; and

BE IT FURTHER RESOLVED that said Task Force be voluntarily composed of equal numbers of members of the Democratic and Republican Parties, with volunteers from the Council, both Town Committees, and to the extent possible, members from each Board and Commission, **the total number of members not to exceed (8), plus the Town Manager, or his designee, if the Manager consents to serve**, and that there be no more than three meetings of the Task Force.

Was made by Councilor Glickman  
Seconded by Councilor Pendleton

Mayor Anwar explained that he had requested the Town Attorney to create this resolution which is a mechanism for the Town Council to review the functions, missions, and membership of all of the Boards and Commissions. The task force being created will report to the Town Council by January 12, 2018 regarding their findings.

Councilor Snyder stated that she supports this concept but does not want to see a time limit placed on a task force, or have the Council dictate how many meetings the task force will be allowed to hold. Councilor Snyder stated she would be more agreeable to January 30<sup>th</sup>.

Councilor Riley said he agrees with Councilor Snyder regarding the timing. There should not be constraints put on the dialogue that will likely occur. Councilor Riley stated that he feels there is an overlap in Commission

**(Resolution Continued on Next Page)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 26**

**December 4, 2017**

---

**ITEM:**

**15. DD. (Continued)**

functions which should be reviewed and should be included in this resolution. Councilor Riley then explained that he likes the idea of having the equal number of members so that people can continue on a Commission regardless of the makeup of the Town Council.

Deputy Mayor Paterna said he would not have a problem moving the deadline date for the report to be submitted to the Council to January 30, 2018.

Councilor Mirek explained that the Council needs to make sure that the Chairmen of the Boards and Commission are involved in these discussions. Another item that should be reviewed is if a Council member is a liaison to several Boards or Commissions, the times of the meetings should be reviewed to see if there are any conflicts. Also, Councilor Mirek said she does not have any problem with having an equal number of members.

Councilor Hockenberry agreed with the references being corrected and having four meetings instead of three because of the complexity of what needs to get done. She also agreed with having an equal number of members, and to review if there is any redundancy of Board and Commission functions.

Councilor Riley said he does not think this resolution picks up that concept regarding the task that is being put forth to this temporary committee so he would like to make a recommendation to add some wording.

Councilor Riley made a friendly amendment to paragraph 6, to have it read, "NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council supports the creation of a Temporary Task Force to investigate, study, and make recommendations regarding the aforesaid responsibilities and expectations, and to prepare a report of its findings **including the necessity of each Board and Commission and the recommendation with respect to the elimination of any overlap in mission** to be presented to the Council and the public by January 12, 2018". Councilor Glickman and Councilor Pendleton stated they both would accept the friendly amendment.

**(Resolution Continued on Next Page)**

**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 27**

**December 4, 2017**

**ITEM:**

**15. DD. (Continued)**

Councilor Glickman felt that the number of meetings could easily be extended if necessary.

Councilor Pendleton voiced concern that the membership would exceed the number of eight members that are being proposed.

Town Attorney Borea explained that the purpose was to try to bring in as many members from different Boards and Commissions. The task force can contact each one of the chairs of the Boards and Commissions; they don't necessarily have to be members of the task force.

Councilor Glickman made a motion to call the question. It was seconded by Mayor Anwar. The motion passed on a roll call vote of 4 to 5 with Mayor Anwar, Deputy Mayor Paterna, Councilor Glickman, Councilor Hockenberry, Councilor Maneeley, Councilor Mirek, and Councilor Riley voting in favor to call the question; and Councilor Pendleton and Councilor Snyder voting in opposition to call the question.

Mayor Anwar called for a vote on the amended motion; it failed on a roll call vote of 4 to 5 with Mayor Anwar, Deputy Mayor Paterna, Councilor Glickman, and Councilor Riley voting in favor of approval; and Councilor Hockenberry, Councilor Maneeley, Councilor Mirek, Councilor Pendleton, and Councilor Snyder voting in opposition of approval.

**EE. Discussion Item: Anaerobic Digestion Plant for Renewable Energy and Economic Growth (requested by Mayor Anwar)**

Mr. Galligan explained that there was a presentation some time ago about an anaerobic digestion plant that is Southington. There is an opportunity to put one of these plants in South Windsor. It would be a regional concept for other towns to participate in which would give South Windsor host fees and other revenue. There will be a meeting to discuss participants which could include supermarkets, restaurants, the Town's sewer plant (sludge), and trash haulers. Containers could be put at residential homes, but the Town would need to see how much it would cost through the trash haulers. Also being discussed is the company that has a pilot program to grow food. It is felt that if this company had a facility next to this plant, they could use some of the

**(Resolution Continued on Next Page)**

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 28**

**December 4, 2017**

**ITEM:**

**15. DD. (Continued)**

power from this plant. The Town would produce a Power Purchase Agreement with them. This plant would be an opportunity for the Town to get rid of waste, reduce costs to the sewer plant, and get some community fees for this facility that would be put into the budget.

Answering questions from the Council, Mr. Galligan explained that this is strictly an economic development project. The company in Southington is extremely interested in coming to South Windsor because there is nothing like this on this side of the river. The preferred location for this facility would be in the industrial area near the highway and railway.

**16. Passage of Ordinance**

None

**17. Public Input/Participation (Any Matter)**

None

**18. Communications and Petitions from Council**

Deputy Mayor Paterna explained that the Naming of Public Lands and Buildings Sub-Committee met and will be recommending at the next Town Council meeting the consideration of naming the EOC/Town Hall Annex in honor of Edward Havens, Sr. The Sub-Committee also discussed the consideration of naming something to do with recreation after Cary Prague. A meeting will be set with Ray Favreau to discuss this.

Councilor Mirek read a letter into the record from Kimberly and Matt Davis which thanked the contractor and the Town Council for the road and drainage repairs in the Avery Heights neighborhood. Mrs. Davis also stated that the Avery Heights neighborhood would benefit from the new school as new families seek out attractive, affordable housing options.

**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

**Page 29**

**December 4, 2017**

**ITEM:**

**19. Executive Session**

At 10:35 p.m. Deputy Mayor Paterna made a motion to go into Executive Session to discuss a personnel issue and all pending claims and litigation. Councilor Snyder seconded the motion; and it was approved, unanimously.

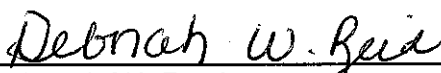
The following individuals went into Executive Session: Mayor Anwar; Deputy Mayor Paterna; Councilor Glickman; Councilor Hockenberry; Councilor Maneeley; Councilor Mirek; Councilor Pendleton; Councilor Snyder; Councilor Riley; Town Manager Matthew B. Galligan; Town Attorney Morris Borea; Vanessa Perry, Director of Human Resources; and Scott Roberts, Director of IT.

At 11:45 p.m. Councilor Riley made a motion to adjourn the Executive Session. Councilor Maneeley seconded the motion; and it was approved, unanimously.

**20. Adjournment**

At 11:45 p.m. Councilor Riley made a motion to adjourn the Regular Meeting. Councilor Maneeley seconded the motion; and it was approved, unanimously.

Respectfully submitted,

  
\_\_\_\_\_  
Deborah W. Reid  
Clerk of the Council

December 1<sup>st</sup>, 2017

Mayor M. Saud Anwar  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Mayor Anwar,

Thank you to you and your staff for agreeing to meet with our team yesterday to discuss the hours of construction at Estates at South Windsor. We have already reached out to our subcontractors to reeducate them about the 7:00 am to 5:00 pm restriction (Monday – Saturday) for site work and exterior house construction. We will ask all workers to complete such work at 4:45 so that they have 15 minutes to pack up any tools and materials. In addition, we will post signage at the entrance to our site outlining a \$250 fine for any violations, with any money collected to be donated to a charity in South Windsor. We will also be installing a temporary gate for the next few months at the construction entrance off Graham. This gate will be closed at the end of the day to prevent subcontractors or vendors from accessing the site outside of working hours.

We will continue to emphasize to all workers the importance of being respectful to the neighborhood and the town while we are performing construction activities on the site. Although we are newcomers to South Windsor, we hope to work in your town for many years to come and we will strive to earn the reputation that we are good neighbors. Thank you again to you, the Town Manager, the Director of Planning, the Deputy Chief of Police, and the Town Engineer for taking the time to meet with us. Once again, Toll Brothers wants to emphasize our intent to be responsive to the needs of the community and our pleasure at becoming a part of the Town of South Windsor.

Sincerely,




Chris Bennett  
Project Manager  
Toll Brothers, Inc.

Town Hall  
1540 Sullivan Ave.  
South Windsor, CT 06074  
Phone: (860) 644-2511 ext. 200  
Fax: (860) 644-3781

**TOWN OF SOUTH WINDSOR  
TOWN MANAGER'S OFFICE**

## MEMORANDUM

**TO:** Town Council  
**FROM:** Matthew B. Galligan, Town Manager   
**DATE:** December 1, 2017  
**RE:** Fuel Cell / Studio Project

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In our last Executive Session, I discussed some important financial and negotiation information that was not subject to FOI in order to update the Council on the Studio project. This project has gone on for many years, but for the last two years, the Town of South Windsor has been working diligently to bring this project to some sort of conclusion one way or another. During this period, the Town was successful working with the Mestek Corporation and transferring the Power Purchase Agreement from dck to the Town of South Windsor by filing with PURA. However, Eversource was opposed to the amount of money that was being charged in the PPA, and PURA reduced the cents per kilowatt from 16.5 c/kW to 13.25 c/kW. Although this changed the project revenues dramatically, we tried to negotiate with a fuel cell company to move forward. That particular company never signed a memorandum of understanding, and we spent months trying to make this happen with all original parties involved. Unfortunately, that did not happen.

I was forced to change technologies, and we now have a memorandum of understanding with a company that is looking forward to doing this project. I am trying to outline to you and to the public where we stand today. Although the tax fixing agreement is just the beginning, many more hurdles need to be dealt with in order to bring this project to completion. Let me outline why I need this particular tax fixing agreement because it will indicate the costs Southern Energy Investments, LLC so they can get their financing in place.

The Town has been successful in getting control of the PPA with the help of the Mestek Corporation. It is my understanding that the Town does not want to own the fuel cell for all these years, and I do not think the Town should be in charge of the maintenance or liability issues. We found a company called Southern Energy Investments, LLC, who are willing and excited to be an important part of the Connecticut Studios project in South Windsor. They know the fuel cell project is an important catalyst in development, and I feel it is a highly reliable and environmentally friendly opportunity to generate power locally. In order to reduce the Town's liability, the tax fixing agreement would put

the fuel cell value to the Town of \$150,000 per year. In the State of Connecticut, solar and fuel cells are supposed to be exempt from taxes. This particular fuel cell will not be exempt from taxes because it is a generator of electricity and selling energy back to the grid.

What we are proposing to do is to have the PPA transferred to Southern Energy Investments, LLC, who will put together the program to produce the fuel cell. They will finance and maintain the fuel cell and be liable for any faults. If they do not meet the guidelines, Eversource Energy would assign penalties to them for those failures, and the Town would not be a part of that liability. The Town would receive \$150,000 per year for twenty years. Out of the 13.25 c/kW indicated in the PPA, Southern Energy Investments would be obtaining 12.25 c/kW, which will pay for the fuel cell financing, the Town's \$150,000, and the rental fee of \$125,000 to the Mestek Corporation. The leftover 1 c/kW will be given to the Mestek Corporation for the refurbishing of their building and for providing incentives to the Pacifica Ventures Studio. The Town will not have to provide incentives, so any additional taxes that are generated from the Studio project will come to the Town, and the Town will not have to do any tax abatement. According to PURA, that leftover 1 c/kW should be used for those incentives.

I feel that this is a great contract for the Town, as it provides revenues, taxes, and jobs to the Town with no liability on the fuel cell or the Studio's incentives. The Mestek Corporation has been a very good partner throughout this whole process, and they have paid all of the legal expenses up front to have the PPA transferred to the Town of South Windsor. They are also negotiating and putting together a memorandum of understanding with themselves and Southern Energy Investments. They will have a memorandum of understanding with Pacifica Ventures regarding the Studio project development and incentives that would normally be asked of a municipality.

Southern Energy Investments have already hired their legal team to pursue any changes that need to be made with PURA. They have also contacted the Connecticut Siting Council. It is my understanding that we do not have to go back to PURA for a change of technology as long as the rate is not changed, and the Siting Council has indicated we can move forward as long as the site does not change. There is another hurdle that Southern Energy Investments is working on with Eversource because some items must be completed in a timely fashion.

Southern Energy Investments and the Mestek Corporation have to provide interconnection agreements for gas and electricity, as Eversource will need to make some capital investments. The studio electricity use and the purchase of gas will provide enough revenues to take care of those capital investments. Southern Energy Investments and the Mestek Corporation are willing to take on that cost whether the credits or rebates come back to them, and they have indicated that is an item in their budget.

Looking at the entire project, Southern Energy Investments will be spending around \$25 million, and they have a term sheet that is, unfortunately, a private document. The



Town of South Windsor will have no capital investment but will enjoy the revenue structure from the fuel cell as well as the taxes that will be generated by the Studio project.

Councilor Riley had requested a source and use statement, but unfortunately, I cannot provide it as the information is confidential. Southern Energy Investments are involved in many projects across the country, and they feel that information needs to remain confidential with them. They have verbally shared this with me, and I believe their financing is in place as they are spending a tremendous amount of money to make this project happen.

The Town does not need source and use of working capital as there is no investment by the Town and therefore no liability. Fuel cells have to be reset every five to ten years, and the PPA agreement has requirements that the fuel cell be operational so they can provide the energy to Eversource. If there are failures, there are penalties. Southern Energy Investments is taking on the burden of that PPA agreement.

It is essential to approve the tax fixing agreement now so we can move the project forward, as we do have deadlines in December, January, and February to put these fuel cells in place. There are also deadlines for the Studio to be in place. This will be a quick working arrangement with these companies to make this project happen.

Most importantly, the tax fixing agreement will show Southern Energy Investments and the Mestek Corporation that the Town is committed to making this project work. It also shows to Eversource that the Town is committed to making this project a reality. Eversource kept indicating during the PURA hearings that they did not think the Town was committed to making the Studio project to happen, and they did not want to pay for generation costs. This will show the commitment to Eversource and the investors involved that we are ready, willing, and able to move forward.

I want to thank the Council for your patience in this process. I know it has been a long road and the last two years have been silent, and I apologize for that. There were disclosure agreements, negotiations, and filings that needed to be done. We are now at a critical point where we can move this project forward, and this tax fixing agreement is the first item that needs to be fulfilled.

I hope that this will move forward as I know Southern Energy Investments and Doosan are moving quickly to make this happen. Doosan is a local company that has made many investments in South Windsor and trying to bring fuel cell technology back into consideration in the State of Connecticut. It would be nice to work with a local company who will be committed to the project and can quickly resolve any issues that may arise. Once again, I thank you for your support.

MBG/ab