

**NEW MILFORD TOWN COUNCIL  
REGULAR MEETING  
MINUTES  
January 9, 2017**

**Present:** Mayor David Gronbach  
Peter Bass  
Walter Bayer  
Scott Chamberlain  
Tom Esposito (arrived at 7:11 pm/left at 9:27 pm)  
Katy Francis  
Mary Jane Lundgren  
Frank Wargo  
Jessica Richardson

**Absent:** Paul Szymanski

**Also Present:** John Tower, Town Attorney  
Robyn Seidman, Administrative Aide to the Mayor

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NEW MILFORD, CT

The meeting was called to order at 7:00 pm by Mayor Gronbach.

**1. Pledge of Allegiance and Moment of Silence**

**2. Certificates of Appreciation –**

Town employees involved in the clean-up of the Property at 64 Old Town Park Road including Laura Regan, Michael Zarba, Michael Crespan, Sharon Millard, the New Milford Police Department, and past employee; Cathy Reynolds.

Mayor Gronbach noted that this was a blighted property and the town employee's went above and beyond to clean up. The Mayor read the certificate of appreciation and then presented it to the individuals involved.

**3. Public Comment**

Diane Dubreuil, a New Milford resident, Chair of New Milford Commission on the Arts and an artist who exhibits at Gallery 25, read a statement about the proposed move of Gallery 25 from Church Street to the Railroad Station. She said the Arts Commission is looking for additional clarity surrounding the proposed move. She noted the Gallery is also the Town's Tourism Center which they want to continue. She suggested the lack of communication about the proposed move is creating the rumors about the Gallery.

Michael John Cavallaro, a New Milford resident and Vice Chair of the Conservation Commission said he was not speaking as a member of the Commission but did say the Commission had discussed the solar project and a letter would be forthcoming.

**Mr. Esposito joined the meeting at 7:11 pm.**

Mr. Cavallaro said he personally believes in alternative energy but does not believe in overriding the Town's approval process. He suggested the applicant is doing an end run around the Town by going to the Siting Council, even though he understands that they have the right to do so. He said this project has a cost-benefit issue regarding the tax abatement. There is a risk-reward issue in terms of what are the risks and rewards. He said there are stone walls, bounds, archaeological aspects and he appreciates that the Town Planner has suggested bonding to protect the Town.

Frank Weller, a New Milford resident and founder of the Film Commission, thanked the Council for their service and for providing the funds to get the Film Commission started 20 years ago. He said he has cataloged and shepherded projects to the beauty and wildlife of New Milford. He believes the solar project is not the highest and best use of this property. He felt it was a very primitive project as he has some experience with other solar technology. He is for solar, but he is hoping there will be a better location found for this project.

Lisa Ostrove, a New Milford resident, said she had concerns about a number of elements of the solar panel project. She said this is a unique and special environment and there is no way to know the impact of this project in terms of erosion, for example, with the cutting of the trees. She also asked about pilot glare off the solar panels. She lives in the area and she doesn't want utility poles as her view and wondered about the health risks of transformers given past cancer studies.

Don Turner, a New Milford resident, asked if the Mayor had the authority to move Gallery 25 to the Railroad Station since the express purpose of the station was community use. He handed out an FOI request for documents to support the Mayor's authority.

John Gordon was present on behalf of the owner of Candlelight Farms Airport who has concerns regarding the 80 acre solar panel proposal. He noted the site is owned by a bank and is being optioned by a for-profit developer. He said the state is giving money for this type of project and felt the Town was being pressured by the developer to get this done by a certain date. He felt more studies needed to be done in terms of the effect of the tree removal, the historical stone walls, erosion, glare for pilots, habitats and the health effects on the residents in the area. He suggested the Century Brass site would be better or even the old Waste Management landfill.

Phil Dobson, a New Milford resident, said solar panels are a great idea but he feels that this location is not good. They will need to clear cut 60 acres of trees from pristine property. He felt this project was being done out of greed as the bank was trying to get out of this foreclosed property. He suggested the project should be put in a more appropriate place.

Devon Dobson, a New Milford resident, said he supports solar but not int his location. He supports the preservation of this property. He said he grew up on Candlewood Mountain Road and hiked the trails on this property. He encouraged Council members to "strap on hiking boots and go see the woods for themselves".

Joseph DeGregorio, a New Milford resident and Board of Finance member, said the solar project is a good idea and he is completely for it. He did suggest that the Council investigate the concerns of the people coming forward but was sure the Siting Council would look into these issues. He said the town is hard pressed to find revenue such as is being proposed with this project.

Candlewood Vista since 2004 and drives up Candlewood Mountain Road every day enjoying the pristine nature of the site. He said there are salamanders and frogs on the property. He commented that there is no proposed buffer and the clear cutting could create erosion. He said the project could promote a decline in property values and therefore a decrease in taxes so he does not support it.

Lacey Yurtoglu, a New Milford resident and a member of the Commission on the Arts and organizer of New Milford Art Walk, said she supports Gallery 25 as important in the community. She said in November 2016 she organized an Art Walk which brought 23 businesses together as well artists and galleries.

Peter Mullen, a New Milford resident, spoke about the John Pettibone project and said our schools were well maintained for years when students and staff were in them everyday and wondered why the issue of asbestos was being brought up now. He still feels that the Pettibone building should be a community center, and will be a great addition to the Town when completed.

Amanda Locke, a New Milford resident, said she supports the solar panel project. She said she felt the aesthetic and environmental concerns should be addressed but renewable energy helps everyone on the planet.

Nancy Saggese, a New Milford resident, wanted to recognize Charles Barlow who passed away a couple of weeks prior. She said he loved New Milford and he loved his country. He was a philanthropist to many including the Historical Society, Children's Center, Hospital Foundation, VNA, Literacy Volunteers and Merryall Center for the Arts, among others. She said she was opposed to the solar project and to the devastation of the wildlife. She was also opposed to the clear cutting of trees on this land that brings contentment and joy to people. She noted her business focuses on agri-tourism and the Inn draws 1,000s of guests annually that shop and eat in New Milford. She asked the Council to measure and weigh this opportunity, and other locations would be better.

Michael Barnes, a New Milford resident, said that he believes that the schools fall under the federal safety and health regulations which requires a licensed asbestos consultant to conduct an assessment. He feels this was a hazardous worksite, and so he himself called the state health department and reported the town. He feels that federal and state laws need to be looked at whenever there is major construction going on in the building and he is not aware of whether they are being followed or not.

Alexia Alves, a New Milford resident, said a solar project will benefit residents of New Milford and the environment. She hopes that it would also create jobs during the installation and this was an excellent project for the Town.

Carl Dunham, a New Milford resident, said a solar project may be favorable but the tax treatment being proposed is not appropriate. He doesn't believe that any one has ever requested a 20 year tax agreement and feels it is not fair to existing businesses. He asked how hard it would be to make money without this tax agreement. Ameresco will be paying \$450,000 a year in a lease to the property owner and the tax abatement is in favor of the people who own the property who will be getting the lease payment. He said the language in the proposal also says the Town will support Ameresco even though they are bypassing the wetlands, zoning and other groups to go to the Siting

Council. The state has mandates for farmland preservation and natural resources preservation and noted the biggest plague to farmlands is solar panels.

Jeff Ginty, a New Milford resident and President of Durant's said his company handles all the tents for the weddings and parties at Candlelight Farms Inn and was concerned this eyesore would prevent couples from hosting their weddings there and that would hurt his business. He said there is no other place like Candlelight Farms and this project could lead to lost opportunities. He hopes another location can be used.

Mario Martin, a New Milford resident, said he supported the solar project as the next option might be single family homes. This creates o stress on services, solar is a positive things and he is in support of the project being located here

Jeff Winter, a New Milford resident, was concerned about the fact that he believes the opposition to this project is all NIMBY (Not In My Back Yard) . He said the Town Planner had suggested steps to follow for the solar proposal. He said the Mayor and Town Council members were obligated to bring these types of plans forward. He said people have been flying into the sun for years and did not see the glare of these panels to be a real concern, even noting that a number of major airports have large solar panels on their sites, and they have not had issues. Additionally, he wanted to speak about a few comments that were spoken about at the last Town Council meeting, where a resident made the suggestion that putting social services, parks and recreation and senior services together would attract pedophiles. This comment disturbs him, and he further explained that right over in Southbury, they have all of the same services together with no issues.

David Kellogg, a New Milford resident, said he is against this solar project as he moved to the area because of the setting. He believes this solar project would be a blight to the mountain top and said the good of this project does not outweigh the bad.

Greg Mullen, a New Milford resident, also spoke about Charles Barlow. He said he was a downtown business owner and a member of the Greater New Milford Business Association, the Chamber and the Republican Town Committee. He fully supports the solar project because it is better than having single family homes built up there. He also wondered if Probate is not moving to Church Street if there is a possibly that the Gallery can stay in their current location, and the railroad station can be used as a public space.

**Mr. Wargo briefly left the meeting at 8:12 pm.**

4. Approval of Prior Minutes

Regular Town Council Meeting Minutes

12/12/2016

*Mrs. Lundgren moved to approve the minutes of the Regular Town Council Meeting Minutes of December 12, 2016, seconded by Mr. Chamberlain and passed unanimously.*

5. Mayor's Comments – There were none at this time.

6. Town Council –

7.

Discussion and possible action on the requested tax abatement / PILOT (Payment in Lieu of Taxes) Agreement requested by Ameresco and New Milford Clean Power LLC with regard to the Candlewood Solar Project proposed by the parties on Candlewood Mountain Road.

Joel Lindsay, Director of Program Development for Ameresco, noted last time he was in front of the Council he gave a lengthy presentation.

**Mr. Wargo returned to the meeting at 8:15 pm**

Mr. Lindsay said tonight he wanted to show a computer rendering of the project site from the road and said that there would be a tree buffer. He also said Ameresco does a lot of projects and they do not subvert or go around the environmental process. He stated that the Army Corps of Engineers will not let Ameresco destroy any wetlands. He said the property had been assessed for endangered species for a prior project and none were found but it would be assessed again by the state. The Siting Council will come down and hold hearings in New Milford.

Peter D'Addeo, one of the property owners, said a flyer with local opposition had been placed in people's mailboxes over the weekend.

Ms. Francis said that she believes that the flyer was created because they had promised the residents they would know all about the project and doesn't feel that that has ever happened. She said people next door to the project were not aware of it. She said this is the wrong place with 80 acres of trees having to be clear cut which could lead to runoff, etc. She also said the abatement document refers to the Town having to cooperate further at some point but that questions, so far, are not being answered.

Mr. Lindsay said this is not going to be a construction project where areas are flattened because the solar elements can be placed on the property without changing the terrain. He said a detailed process and plan were submitted for storm water management. He said solar panels do not create runoff as they are pervious surfaces.

Mrs. Lundgren asked why the balloons were not put out and Mr. Lindsay said balloons would not be seen. He said the solar panels will not be visible from the lake and actually you would have to be 200' in the air to see any part of the system.

Ms. Francis asked if the abatement was going to Ameresco or the property owner. Mayor Gronbach said they are being taxed on the solar panels. Mr. Lindsay said the lease payment for the land is net of taxes.

Ms. Francis asked why the property owner felt they were deserving of the abatement when they were going to receive \$450,000 with a 2% increase per year. Mr. D'Addeo said once the operating expenses and debt service is put into the cash flow, the original share of the PILOT was 60% to the town and 40% to the developer. He said the new formula calls for

the town to receive 73%. He said without the PILOT there would not be enough to buy the land and get financing.

Ms. Francis said then he should wait or find another backer. He would be ending up with \$10 million after paying less than \$2 million Mr. D'Addeo said they are buying 305 acres but only developing 80.

Mr. Lindsay noted the state passed a renewable energy project tax law that a town could abate 100% of the taxes as it is viewed as a benefit. He said this project requires no services from the town. Ms. Francis noted the woods don't either.

Mr. D'Addeo said the panels are expensive and they would not be able to buy them without this program. Mr. Lindsay said the state is not in favor of massive deployments of solar. Ms. Richardson asked how many residents this project would serve and Mr. Lindsay said the power is sent directly to the utility. Ms. Richardson questioned the fact that 28,000 taxpayers are being asked to pay something for 20 years yet they may not benefit from this directly. Mr. Lindsay said they would be getting taxes.

Mr. D'Addeo said the power purchase agreement requires the company to know the tax payments. He said this proposed amount is more than the town is getting now.

Mrs. Lundgren asked if at the end of the 20 year lifespan there was any possibility that they might donate the land to Weantinoge. Mr. D'Addeo said they are working with them on types of gifts.

Mr. Lindsay said after the project is decommissioned there will be little impact to the ground itself. Mrs. Lundgren said she was having a hard time with the cutting of 80 acres

Mr. Wargo said 18 people spoke about the project and 12 said no while 6 said yes. He said everyone in favor may just not be at this meeting tonight. He said New Milford does not have 80 acres of open farmland anywhere else for this type of project. He noted it is not just where the panels would be placed but where would they be placed in relation to the transmission lines. Rocky River is very close to this site. He said people have suggested this be placed at the landfill and said then 27,000 citizens would see that every single day. The Century Brass site is not viable as it is wetlands and it is only 70 acres, it would not be enough space. He said the PILOT would pay triple the taxes should this remain dormant open space.

Ms. Francis asked what the approximate budget was for the town and Mayor Gronbach said it was about \$100 million. Ms. Francis said \$30,000 in taxes is a drop in the bucket compared to 80 acres of clear cut trees.

Mayor Gronbach said this money, in a tight budget, represents a teacher, a police officer or a public works employee. He said there are some concerns as expressed by the Town planner including an erosion and storm water management plan. The Wetlands Officer had concerns too which Ameresco has said they would address. They agreed to a logging bond for the

roads and a landscaping bond. He said there would also be conditions placed on them by the Siting Council. He said the Town would be an advocate in front of the Siting Council to make sure these issues are addressed.

Ms. Francis asked if the project could be sold or transferred and Mr. Lindsay said whoever owns the project they have to meet the obligations of the power purchase agreement. Ms. Francis asked if someone could buy this and Mr. Lindsay said there is always an ability to make some transfer of assets but all the requirements of the agreement must be met.

Mr. Chamberlain raised a point of order that the meeting would not be done by 9 pm.

*Mr. Chamberlain moved to extend the meeting to 9:30 pm, seconded by Mr. Bass and passed unanimously.*

Ms. Richardson asked about the costs. Mayor Gronbach said purchase power agreements and abatements are complicated and so the Town hired a consultant, Glen Walker, who represents both sides with the confidential information on the financing. He was able to negotiate for an increase in tax payments from \$2,347,979 to \$2,747,979 and he felt this was fair from a financial point of view.

Attorney Tower said the total acreage on this parcel is 163 acres of which 80 would be the total placement for this project. He said the taxes currently per year are \$19,000. He said this improvement to the land can be depreciated rapidly according to the State. The value would be \$20-\$30 million but with a quick depreciation so this negotiated schedule allows the tax payment to continue to increase. He said Mr. Walker looked at Ameresco's finances in relation to the tax payments to come up with this proposal.

Mrs. Lundgren asked if the Council should consider a special meeting to make this decision. Ms. Francis said a week would not change her decision. Ms. Richardson said while she may not be for the project the question on the table is the tax abatement. Mayor Gronbach said by signing the PILOT the Council is not endorsing the project.

Mr. Chamberlain said he has given this issue a lot of thought and said it is a tax issue but also an issue of tradeoffs. He asked if what the town is getting and giving up were comparable. He said he is not in favor of the project unless the Town were to get something back such as a donation of the land after 20 years to Weantinoge.

*Ms. Francis moved to approve the requested tax abatement / PILOT (Payment in Lieu of Taxes) Agreement requested by Ameresco and New Milford Clean Power LLC with regard to the Candlewood Solar Project proposed by the parties on Candlewood Mountain Road with respect to the financial terms, seconded by Mr. Bayer.*

Mr. Chamberlain asked for a roll call vote.

Mr. Bass asked if there was room in the power purchase agreement to have some power subsidized for economic development in New Milford. Mr. Lindsay said they are obligated to provide power to the grid.

Attorney Tower clarified that as raw land the taxes would be \$19,000 per year and the average payout of this PILOT would be \$137,000 per year. Mayor Gronbach asked what the percentage discount would be and Attorney Tower said that was a tough question to answer without knowing the ultimate value of the land and personal property. He said he has heard approximately 50% but if the owner and company were hit fullboat with taxes they could not do the project.

Mr. Bass asked if they were back loading the revenue to the Town because of the financing agreement and Mr. D'Addeo said the project is un-financeable and could not be built otherwise.

Mr. Bass asked if in 20 years the land could be negotiated and Mayor Gronbach pointed out that this is private property. He also noted it is difficult to fight logging operations. He said this town has a strong ethic of land preservation and conservation. He noted the Farmland Committee did not have an issue with this proposal but the Conservation Commission may see a conflict, but that they had not informed him of their opinions yet.

Kevin Bielmeier, Economic Development Director, said this negotiation started at \$2.1 million and now sits at \$2.7 million. He also noted there were 11 projects selected as part of the RFP process and all fuel cell projects were denied due to the cost.

Mr. Bass asked if this motion was just for the abatement and Mayor Gronbach said it was for the PILOT. Attorney Tower said this was not submitted to legal review, just the schedule was. Mrs. Lundgren asked why this had not gone for legal review and Attorney Tower said PILOTs are more favorable to the Town.

Mr. Chamberlain noted that a roll call vote had been started and he saw no reason to disrupt the vote in process. Ms. Francis said the PILOT is the motion as many options still need to be discussed.

Mayor Gronbach said he would not sign anything as a final version of approval, the final version will come back to the Council. This motion was just to get a sense for this PILOT proposal. Attorney Tower said the Council needs to give approval but this vote on the financial terms would allow them to meet the application schedule.

Mr. Chamberlain raised a point of order that the Council was in the process of taking a vote and the only appropriate actions were points of order.

*Aye: Bass, Esposito, Richardson, Wargo. Gronbach (voting as required to break the tie)*  
*Nay: Bayer, Francis, Chamberlain, Lundgren*

*The motion passed.*



**Mr. Esposito left the meeting at 9:27 pm.**

*Mr. Chamberlain moved to extend the meeting until 10 pm, seconded by Mrs. Lundgren and passed unanimously.*

8. Public Works –

- a. Discussion and possible action on the request to approve a supplemental appropriation of \$574,138 from either short term borrowings or another account as deemed appropriate by the Director of Finance to be deposited into the Century Enterprise Center Account (Account #43040000-53005) to meet the \$500,000 matching obligation in the 2.5 million dollar State grant to remediate the property, including but not limited to remediation of the concrete slab.

*Mrs. Lundgren moved to approve a supplemental appropriation of \$574,138 from either short term borrowings or another account as deemed appropriate by the Director of Finance to be deposited into the Century Enterprise Center Account (Account #43040000-53005) to meet the \$500,000 matching obligation in the 2.5 million dollar State grant to remediate the property, including but not limited to remediation of the concrete slab, seconded by Mr. Chamberlain.*

Mayor Gronbach said the Century Brass site needs additional remediation to get to a useable site and asked Mr. Zarba to give more information.

Mike Zarba, Director of Public Works, said there was a \$500,000 matching grant contribution which they dealt with partially on November 14th. He said the balance is \$266,000 and noted the first contractor was let go for failure to get the work done and said there will be some duplicate work done and payments made but some of that will be due back to the Town. He said that is a legal issue but they need to keep this project moving forward because there is a revolving door of issues that keep coming up.

Mr. Chamberlain asked for a chronology of steps and Mr., Zarba said the building has been demolished though some of the steel remains on site as disposal of that is a big issue due to PCBs. The debris piles and roofing materials have been delayed to get rid of as well due to regulatory issues. The slab removal or remediation was originally going to be milled down by one inch but the contractor gave a price to remove the slab which was comparable to the milling plan.

Mr. Wargo asked if the contractor was aware that the cement slab goes down 10 feet in some areas and Mr. Zarba said the contractor assumes the risk of the cement being two inches or 10 feet.

Mr. Bass asked if the approximately \$308,000 which would be duplicated expenses can be recouped and Mayor Gronbach said it is currently in litigation. Mr. Bass asked about the slab and Mr. Zarba said there are a lot of unknowns as there are three types of PCB contaminants.

Mr. Chamberlain asked about the roofing and Mr. Zarba said the panels were overlaid with tar, insulation and grout. Mr. Chamberlain asked if there was asbestos in the roof and Mr. Zarba said yes, all of the asbestos is in the roof.

*The motion passed unanimously.*

Mayor Gronbach asked if item eight could be moved up on the agenda since there were employees present to discuss it.

9. Senior Center –

- a. Discussion and possible action on the authorization for Mayor David R. Gronbach to apply for and sign all necessary documents in connection with the CT Community Foundation Grant. This grant request is in the amount of \$4,500 and if secured, will be for participating in a National Council on Aging pilot curriculum titled “Aging Mastery Program.” (The program will run starting in spring 2017.)

*Mrs. Lundgren moved to authorize Mayor David R. Gronbach to apply for and sign all necessary documents in connection with the CT Community Foundation Grant. This grant request is in the amount of \$4,500 and if secured, will be for participating in a National Council on Aging pilot curriculum titled “Aging Mastery Program.” (The program will run starting in spring 2017.), seconded Ms. Francis.*

Carolyn Haglund, Senior Center Director said these services are already offered as a pilot program for 10 weeks. She said the Connecticut Community Foundation will be paying for the license and participation fee. She noted they partner with VNA, United Way, and the Hospital.

*The motion passed unanimously.*

- b. Discussion and possible action on the authorization for Mayor David R. Gronbach to apply and sign all necessary documents in connection with the Western CT Area Agency on Aging grant. This grant request is in the amount of \$5,000 and, if secured, will be used to hire a Chore Service Coordinator to assist in developing a Chore Service Program for the 2016-2017 fiscal year. (NOTE: this grant requires a 50/50 matching fund / in-kind match.)

*Mrs. Lundgren moved to authorize Mayor David R. Gronbach to apply and sign all necessary documents in connection with the Western CT Area Agency on Aging grant. This grant request is in the amount of \$5,000 and, if secured, will be used to hire a Chore Service Coordinator to assist in developing a Chore Service Program for the 2016-2017 fiscal year. (NOTE: this grant requires a 50/50 matching fund, seconded by Mr. Wargo.*

Mr. Bass asked if this was a new staff position and Mrs. Haglund said it was already established but this would allow some more hours to be added per week. She said the match calls for \$5,000 which they had in payroll, some volunteer hours and office space.

*The motion passed unanimously.*

- c. Discussion and possible action on the authorization for Mayor David R. Gronbach to apply and sign all necessary documents in connection with the Western CT Area Agency on Aging grant. This grant request is in the amount of \$15,500 and, if secured, will be used to

pay for the Chore Services Coordinator for continuing the Chore Services Program into the 2017/2018 fiscal year. (NOTE: this grant requires a 50/50 matching fund / in-kind match.)

*Mrs. Lundgren moved to authorize Mayor David R. Gronbach to apply and sign all necessary documents in connection with the Western CT Area Agency on Aging grant. This grant request is in the amount of \$15,500 and, if secured, will be used to pay for the Chore Services Coordinator for continuing the Chore Services Program into the 2017/2018 fiscal year, seconded by Mr. Bayer.*

Mr. Bass asked if this meant next year the budget would be \$31,000 versus \$5,000 and Mrs. Haglund said it is actually \$10,000 this year but they are able to triple the services and fees. Mr. Bass asked if additional fees would be charged and Mrs. Haglund said no, just additional hours would be added to this persons job. She said this will allow coordination with Scouts, volunteers, churches, etc. She said the numbers are already being served this just will give more coordination and organization.

Mayor Gronbach noted this helps with the aging at home concept.

*The motion passed unanimously.*

#### 9. Parks and Recreation –

Discussion and possible action on the acceptance of the following donations from Jeremy Winter, BEYOND URGENT CARE, 141A Danbury Road, New Milford

- i. One oversized Christmas Bear Decoration valued at \$267.
- ii. A monetary donation in the amount of \$5,000 to be used towards the new playground equipment at Lynn Demining Park. Beyond Urgent Care requests an appropriate sign or plaque be placed at the playground regarding the donation.

*Mrs. Lundgren moved to accept the following donations from Jeremy Winter, BEYOND URGENT CARE, 141A Danbury Road, New Milford: One oversized Christmas Bear Decoration valued at \$267; A monetary donation in the amount of \$5,000 to be used towards the new playground equipment at Lynn Demining Park. Beyond Urgent Care requests an appropriate sign or plaque be placed at the playground regarding the donation, seconded by Mr. Bayer and passed unanimously.*

#### 10. Library –

Discussion and possible action on the authorization for Mayor David R. Gronbach to sign an agreement with Lothrop Associates LLP Architects for the SCHEMATIC DESIGN PHASE of the renovation and addition to the New Milford Public Library for the previously approved amount of \$162,700.00 at the November 28, 2016 Town Council Meeting.

*Mrs. Lundgren moved to authorize Mayor David R. Gronbach to sign an agreement with Lothrop Associates LLP Architects for the SCHEMATIC DESIGN PHASE of the renovation and addition to the New Milford Public Library for the previously approved amount of \$162,700.00 at the November 28, 2016 Town Council Meeting, seconded by Mr. Bass and passed unanimously.*

11. Personnel Department –

Discussion and possible action on the job description for the position of Recycling Center Foreman / Manager.

*Mrs. Lundgren moved to approve the job description for the position of Recycling Center Foreman / Manager, seconded by Ms. Francis.*

Greg Bollaro, Director of Human Resources, said this is a new position which was worked on by Mr. Zarba, Ms. Francis and Mrs. Lundgren. This will add an additional foreman to the Public Works Department and satisfy the ratio between manager and employee. The position will be responsible for finding new revenue streams and cutting costs. Mayor Gronbach noted this position will be shared with public works and recycling.

*The motion passed unanimously.*

Mayor Gronbach asked Mr. Bass if they could move the item on Pettibone to the next agenda and he would provide all the paperwork and information Mr. Bass was looking for.

Ms. Francis noted the agenda also called for an update on personnel and Mr. Gronbach invited Mr. Bollaro back up for the update. Mr. Bollaro said he is working with the committees in Town and thanked the Council for its support as he has been able to fill a number of key positions.

*Ms. Francis moved to extend the meeting until 10:05 pm, seconded by Mr. Chamberlain and passed unanimously.*

12. Mayor's Office

EXECUTIVE SESSION

Discussion of the tax appeal litigation in the Danbury Superior Court, including potential settlement agreement: Depot Street Realty Holding Company Inc v. The Town of New Milford, Docket No. DBD-CV16-6019895-S.

*Mrs. Lundgren moved to enter into Executive Session at 9:59 pm to discuss the tax appeal litigation in the Danbury Superior Court, including potential settlement agreement: Depot Street Realty Holding Company Inc v. The Town of New Milford, Docket No. DBD-CV16-6019895-S, seconded by Mr. Bass and passed unanimously.*

No motions were made in Executive Session and the public meeting reconvened at 10:02 pm.

OPEN SESSION

a. Discussion and possible action on the tax appeal litigation in the Danbury Superior Court, including potential settlement agreement: Depot Street Realty Holding Company Inc v. The Town of New Milford, Docket No. DBD-CV16-6019895-S, including possible action on a potential settlement agreement in that case.

*Mrs. Lundren moved to approve the settlement as discussed in Executive Session for tax appeal litigation in the Danbury Superior Court, including potential settlement agreement: Depot Street Realty Holding Company Inc v. The Town of New Milford, Docket No. DBD-CV16-6019895-S, seconded by Mr. Bass and passed unanimously.*

b. Discussion and possible action on the request to accept the donation of a double emblem POW / MIA flag from the Prisoner of War / Missing in Action CT Forget-Me-Nots, Inc.

*Ms. Francis moved to accept the donation of a double emblem POW / MIA flag from the Prisoner of War / Missing in Action CT Forget-Me-Nots, Inc., seconded by Mr. Bass and passed unanimously.*

c. Discussion and possible action on the authorization for Mayor David R. Gronbach to sign the contract with Cartegraph Systems Inc. (This software product is the program that Public Works uses to manage work orders and prioritize / evaluate the condition of all of the roadway infrastructure items (IE: roads, drainage, sidewalks, catch basins etc. The funding for this program has been budgeted.)

*Mrs. Lundgren moved to authorize Mayor David R. Gronbach to sign the contract with Cartegraph Systems Inc. (This software product is the program that Public Works uses to manage work orders and prioritize / evaluate the condition of all of the roadway infrastructure items, seconded by Mr. Bass and passed unanimously.*

13. Appointments to Boards and Commissions –

**Lanesville Fire Substation Trustees –**

Frederick C. Aldrich (U)

12/01/2016 – 11/30/2019

*Mrs. Lundgren moved to appoint Frederick C. Aldrich (U) to the Lanesville Fire Substation Trustees for the term 12/01/2016 – 11/30/2019, seconded by Mr. Chamberlain and passed unanimously.*

**CORRECTION TO: Historic Properties Committee –**

Helen Applebaum (D)

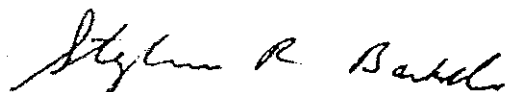
12/12/2016 – 11/30/2020

(The end date for this commission was incorrectly listed as 2021 at the 12/9/2016 meeting)

*Mrs. Lundgren moved to correct the term of appointment for Helen Applebaum (D) to the Historic Properties Committee for the term 12/12/2016 – 11/30/2020 (The end date for this commission was incorrectly listed as 2021 at the 12/9/2016 meeting), seconded by Mr. Bass and passed unanimously.*

*Mr. Bayer moved to adjourn the meeting at 10:04 pm, seconded by Mr. Chamberlain and passed unanimously.*

Minutes recorded by:

A handwritten signature in cursive script, appearing to read "Stephanie R. Barksdale".

Stephanie R. Barksdale  
Recording Secretary