

Minutes

Board of Selectmen's Regular Meeting

Wednesday, July 19, 2023
7:30 PM - Town Hall

The Town of Oxford Board of Selectmen Regular Meeting was called to order by First Selectman George Temple at 7:32 PM and the Pledge of Allegiance was recited.

First Selectman George Temple made a Motion to recess the meeting. This was seconded by Selectman Jensen. All 3 Ayes. Motion Carried. The meeting reconvened at 8:36 PM.

Present: First Selectman George Temple, Esq., Selectman Arnold Jensen, Selectman David McKane, Kristyn Rosa, Administrative Assistant to the First Selectman.

ACCEPTANCE OF MINUTES

1. **6/21/23 Regular Meeting**

MOTION:

Selectman Arnold Jensen moved to approve the 6/21/23 Regular Meeting minutes as presented. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

2. **7/5/23 Special Meeting**

MOTION:

Selectman Arnold Jensen moved to approve the 7/5/23 Special Meeting minutes as presented. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

3. **7/10/23 Special Meeting**

MOTION:

Selectman Arnold Jensen moved to approve the 7/10/23 Special Meeting minutes as presented. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

AMENDMENT OF AGENDA

1. Town Solar Project – Approve Contract and Forward to Town Meeting

MOTION:

Selectman Arnold Jensen moved to amend the agenda to add Town Solar Project – Approve Contract and Forward to Town Meeting as Item #8. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

2. Oxford Center Volunteer Fire Company and Ambulance Building Roof Replacement – Amend LoCIP Amount

MOTION:

Selectman Arnold Jensen moved to amend the agenda to add Oxford Center Volunteer Fire Company and Ambulance Building Roof Replacement – Amend LoCIP Amount as Item #9. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

3. Tax Refunds

MOTION:

Selectman Arnold Jensen moved to amend the agenda to add Tax Refunds as Item #10 and move the Report of First Selectman to Item #11. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

APPOINTMENTS

None

NEW BUSINESS

1. ARPA Funding Request for Valley Community Index Donation – Approve

MOTION:

Selectman Arnold Jensen moved to remove this matter from the table. This was seconded by First Selectman George Temple. All 3 Ayes. Motion Carried.

Discussion:

First Selectman Temple stated that he feels we have beaten this one to death. He will support the request because this is not a lot of money; the index was issued and included Oxford. All other towns included in the Index have supported it and have paid, and he

does not necessarily want to be that Town that does not. The funding will be taken from the ARPA funds.

MOTION:

First Selectman Temple moved to approve the ARPA funding request for the Valley Community Index Donation. This was seconded by Selectman David McKane. All 2 Ayes, 1 Nay (A. Jensen). Motion Carried.

2. Arcadis 2023 – 2024 Quaker Farms School O&M Groundwater Monitoring Proposal – Approve and Authorize First Selectman to Sign

MOTION:

Selectman Arnold Jensen moved to approve the Arcadis Proposal 2023 – 2024 Quaker Farms School O&M Groundwater Monitoring Proposal and authorize the First Selectman to sign. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

Discussion:

Selectman McKane asked if this is something we can ever stop doing. First Selectman Temple stated that we are required to do this, and we must have four clean test readings before monitoring can be stopped. We got as close as three clean readings and had to start all over. This is something we are required to do; we have no choice.

3. Lease Copier for Police Department – Approve and Authorize Resident State Trooper to Sign

MOTION:

Selectman Arnold Jensen moved to approve the lease of a copy machine from Office Works for the Oxford Police Department and authorize the Resident State Trooper to sign the Lease Agreement. This was seconded by Selectman David McKane.

Sgt. Roman Gray explained that the copier they have is currently leased. They can buy the copier they have or lease a new one. The current copier is at least three years old. If they buy that copier, it will not have a service agreement, and they already have issues with it. He stated that he was unsure of how long the existing copier would last.

Sgt. Gray explained that if they keep the current copier, they must pay \$3,200.00. If they lease the new copier, it will cost \$102.00 monthly for 36 months. Selectman Jensen stated the contract reads 60 months, not 36 months. Selectman Jensen stated that he has concerns about committing to 60 months when we are currently experiencing issues with the copier after three years.

The Selectmen decided to specify in the motion that they would approve the contract for 36 months at \$102.00 per month. Finance Director Jim Hliva said he would call

Office Works next week to tell them that the contract was approved for 36 months for \$102.00 per month and would request that a buy-out cost be added to the lease agreement.

MOTION:

Selectman George Temple moved to amend the motion to approve the lease of a copy machine from Office Works for the Oxford Police Department for a term of 36 months at \$102.00 per month and authorized the Resident State Trooper to sign the Lease Agreement. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

4. Hire Youth Conservation Corp Members

MOTION:

Selectman Arnold Jensen moved to hire Joshua Covino and John Garcia as Youth Conservation Corp Members with pay rates of \$15.00 per hour and a start date of Wednesday, July 19, 2023. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

5. Registrars Wages – Discuss with Possible Action

MOTION:

Selectman Arnold Jensen moved to pay the Registrar of Voters salary and stipends for each election and mandatory conference, as budgeted for in the FY 2022 – 2023 budget. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

6. FY 2022 – 2023 Transfer Requests

MOTION:

First Selectman George Temple moved to table the FY 2022 – 2023 transfer requests. This was seconded by Selectman Arnold Jensen. All 3 Ayes. Motion Carried.

7. Public Works FY 2023 – 2024 Holiday Schedule – Approve

No action at this time.

8. Town Solar Project – Approve Contract and Forward to Town Meeting

MOTION:

Selectman Arnold Jensen moved to approve the Performance Contract between Johnson Controls, Inc. (JCI) and the Town of Oxford, as presented and reviewed by Town

Counsel, in the amount of \$6,468,436.00, for the Town of Oxford Buildings Solar Project, outlined in said contract, and to forward this matter to Town Meeting. This was seconded by First Selectman George Temple.

Discussion:

First Selectman Temple asked Aaron Alibrio, from Johnson Controls, if he spoke to Attorney Condon about the details of the contract. Mr. Alibrio stated that he did discuss the contract with Attorney Condon at length. First Selectman Temple asked Mr. Alibrio if this project is budget-neutral. Mr. Alibrio confirmed that this is correct. First Selectman Temple stated, in other words, we are not paying anything. The electricity we generate will pay the note to the bank; this will be paid off in 20 years. It's \$6 million dollars, and the note will be paid off by the end of the 20 years. Selectman Jensen asked if the town needs to go out and borrow \$6 million dollars, how is it not costing the Town anything? First Selectman Temple said no, that is incorrect. Mr. Alibrio explained that there would be borrowing within the next 45 days. The Town would make no payments until the project is complete and generating savings. Then you only pay the savings generated, which is the guaranteed part. Finance Director Jim Hliva stated that the issue is that the Board of Education is the one that will be saving money in their budget and paying a lower electric bill. The town needs to make this very clear to the Board of Education that they will be responsible for making the payments on the note, not the town. Mr. Hliva explained that the Superintendent is in favor of the project, but the Board of Education has not voted on it. Selectman Jensen suggested that the Board of Selectmen forward the information to the Board of Education so they understand that they will be responsible for paying the note out of their budgeted utility line item. This needs to be voted on so it doesn't end up in limbo because they don't want to pay it.

Selectman McKane wanted clarification on what would happen if the savings were not generated. Mr. Alibrio explained that Johnson Control guarantees savings. There is a measurement and verification ongoing on the project. The production of electricity is captured and measured in four ways: on the electric bills, through the Array's DAS-Data Acquisition system, measured and verified by Johnson Controls, and by the Utility Divisions Renewable Credits Division.

Selectman McKane gave a scenario: If the Town has a bad time during the next 20 years and doesn't generate enough electricity, is the town still on the hook? Mr. Alibrio gave an example of Selectman McKane's scenario: if you are supposed to produce \$280,000.00 of cost of wage or electricity consumed at the building sites, and you only produce \$250,000.00, then Johnson Controls will cut a check for the \$30k difference. So, it is budget neutral and the town is still able to pay their debt service.

Selectman McKane also asked if the energy generated is profitable, will the profit go to the Town side or the Board of Education. First Selectman Temple said it would return to the Board of Education on this Phase.

First Selectman Temple stated that it's best to amend the motion to say that this is contingent upon the Board of Education's approval to pay the yearly electric fee. If they agree, we will send it to Town meeting.

MOTION:

Selectman Arnold Jensen moved to amend the motion to add contingent upon the Board of Education approving this contract and their willingness to pay for the yearly electric production to the bank and then forward it to Town meeting. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

Discussion:

First Selectman Temple explained to Mr. Alibrio what the amended motion meant; that it means that this project is required to go to Town Meeting. However, before the Board of Selectmen forwards the project to Town Meeting, the Board of Education needs to agree to make the payments. This way, the Town has no responsibility whatsoever for this Phase 1. He stated that the Board of Education can save money and make money on this, which is fine as long as they make that obligation.

9. Oxford Center Volunteer Fire Company and Ambulance Building Roof Replacement – Amend LoCIP Amount

MOTION:

Selectman Arnold Jensen moved to amend the Oxford Center Volunteer Fire Company and Ambulance Building Roof Replacement Project, with funding to be taken from LoCIP, from \$100,000.00 to \$250,000.00 as presented and explained by the Facilities Manager in his letter dated 7/18/23 and to amend the Capital Improvement Plan correcting this amount. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

Discussion:

First Selectman Temple asked Grant Writer Karen Cook to explain this request. Ms. Cook explained initially, they had thought the cost to replace the roof would be about \$100,000.00, but after going out to bid, it was determined that we would need approximately \$ 250,000.00. Facilities Manager George Renzoni continued to explain that since this project will be paid with funds from LoCIP, after the threshold of \$100,000.00, LoCIP will require the town to pay prevailing wages. When this project went out to bid, he received back a preliminary quote of \$228,000.00. Selectman Jensen asked how many bids were received. Mr. Renzoni stated that seven people showed up, and he only received one bid back. First Selectman Temple explained that we have no choice but to go back to out to bid. The roof must be replaced.

10. Tax Refunds

MOTION:

Selectman Jensen moved to approve the tax refunds, totaling \$3,908.79, as presented and recommended by the Tax Collector in her letter dated 7/18/23, and to authorize two signatures. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

11. Report of First Selectman:

- The Quaker Farms Carnival begins tonight and runs through to Saturday. The hours are 6 – 11 PM. There will be fireworks tonight and Friday, with rain dates on Thursday and Saturday. Fireworks begin at 9:45 PM each night.
- Naugatuck Valley Council of Governments holds a Household Hazardous Waste & Paint Collection on July 22, 2023, at Quaker Farms School from 8:00 AM – 2:00 PM. A list of accepted and unaccepted items can be found on the town's website.
- Oxford Center Fire Company's Annual Car Show will be held on Saturday, July 22nd, from 3 – 7 PM at Center Fire House. The rain date for this event will be Sunday, July 23rd.
- The First Selectman reminded neighboring residents of Town Hall that blasting continues at the Municipal Annex Building (Old Center School).
- Today is National Hot Dog Day!
- Please remember that the Board of Selectmen will only meet once on August 16th.

AUDIENCE OF CITIZENS

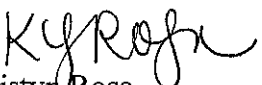
None


ADJOURNMENT

MOTION:

Selectman Arnold Jensen moved to adjourn the meeting at 9:16 PM. This was seconded by Selectman David McKane. All 3 Ayes. Motion Carried.

Respectfully submitted by,


Kristyn Rosa
Administrative Assistant to the First Selectman

TOWN OF OXFORD, CT
TOWN CLERK


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