

Board of Selectmen's  
Regular Meeting  
Wednesday, September 16, 2015  
7:30 PM – Town Hall

The meeting was called to order by First Selectman George Temple and the Pledge of Allegiance was recited.

Present: First Selectman George R. Temple, Esq, Selectman Jeff Haney,  
Joanne Pelton, Administrative Assistant

Absent: Selectman David McKane (had a medical emergency at home)

**ACCEPTANCE OF MINUTES**

1. 9/2/15 Regular Meeting

**MOTION:**

Jeff Haney moved to approve the 9/2/15 Regular Meeting minutes as presented. This was seconded by First Selectman George Temple. All 2 Ayes. Motion carries.

**AMENDMENT OF AGENDA**

1. Disband Oxford High School Athletic Field Construction Committee

**MOTION:**

Jeff Haney moved to amend the agenda to add Disband Oxford High School Athletic Field Construction Committee as Item #4. This was seconded by First Selectman George Temple. All 2 Ayes. Motion carries.

2. Economic Development Director Employment Agreement

**MOTION:**

Jeff Haney moved to amend the agenda to add Economic Development Director Employment Agreement as Item #5 and move Report of First Selectman to Item #6. This was seconded by First Selectman George Temple. All 2 Ayes. Motion carries.

3. Naugatuck Valley Council of Government's Transportation Technical Advisory Committee – Appoint Wayne Watt

**MOTION:**

Jeff Haney moved to amend the agenda to add Naugatuck Valley Council of Government's Transportation Technical Advisory Committee – Appoint Wayne Watt

under Appointments. This was seconded by First Selectman George Temple. All 2 Ayes. Motion carries.

## **APPOINTMENTS**

1. **Naugatuck Valley Council of Government's Transportation Technical Advisory Committee – Appoint Wayne Watt**

### **MOTION:**

Jeff Haney moved to appoint Wayne Watt to the Naugatuck Valley Council of Government's Transportation Technical Advisory Committee with a term to commence immediately. This was seconded by First Selectman George Temple. All 2 Ayes. Motion carries.

Discussion: This is a position with NVCOG with possible sharing of Public Works equipment with other towns. First Selectman Temple stated this is a good appointment. Selectman Jeff Haney is all for it.

## **AUDIENCE OF CITIZENS**

Peter Bunzl, 160 Country Club Drive, Oxford. At the high school, he had heard the word PILOT being used and was further confused as to taxes that CPV has to pay or payment in lieu of taxes, which one was it? George Temple stated it is payment in lieu of taxes. Mr. Bunzl was told by an attorney that payment in lieu of taxes allows a company to escape liability in case of a catastrophe. Is that true? First Selectman George Temple stated he never heard of that and invited Mr. Bunzl to bring this lawyer to the next meeting and he will discuss it with him, and stated one has nothing to do with the other. Mr. Bunzl stated if it absolves CPV from any liability, he is concerned. First Selectman George Temple never heard of it and it is not an issue. Mr. Bunzl asked if it would it be too much for the First Selectman to look into? First Selectman George Temple responded yes.

Linda Czaplinski, 30 Freeman Road, Oxford, stated that at the Town meeting on September 3, regarding the CPV agreements, she thought it was poorly orchestrated by the Monitor and people in the room were frustrated on multiple points. Ms. Czaplinski would like to know what was the Board of Selectmen going to do to essential void that meeting and do this again and maybe take it to referendum and take it to vote so it would have a higher level of integrity. First Selectman George Temple stated it is highly likely that this will be revisited again.

Francis Teodosio stated he doesn't think that the meeting was as poorly run as was commented on, but if there is going to be a revisiting of the issue that is good for the town, but to revisit it on the premise that it was poorly run is not good.

Kathy Johnson, Dorman Road, asked about the \$7 million on back taxes for CPV, shouldn't they be paying that money whether that agreement passed or not? First Selectman George Temple stated he will have to look into the original agreement and implementing whatever was involved there. Originally First Selectman George Temple did not think the original agreement was going to hold, but it does hold right now. There will be a tax payment because the previous administration forgave well over \$7million in taxes so the problem is we have to go on from there if we don't renegotiate this. Negotiations involve two people not just the town, we also have to deal with CPV and see what their position is.

Peter Zbras, Autumn Ridge Road, wanted to talk about the power plant building and asked the Board of Selectmen if they have a figure as to what it is worth? Right now, First Selectman George Temple stated it is not worth anything. The project will be worth about a \$1 billion. The equipment will be worth something, not the building, and then depending on how they interpret the Governor's plan that towns will not collect on personal property on manufacturing items. Then the taxes can be very low indeed. The real value in that plant is the license which is intangible. We will revisit this.

Francis Teodosio - the last agreement that we signed obligated the company to pay us \$200,000. Payment in April of 2014 did occur and there was a payment made in January of \$100,000. Another \$100,000 was due if the town cooperates with CPV in appeals with the project. Francis Teodosio asked when does this \$100,000 come. Attorney Teodosio read the entire paragraph from the agreement describing this additional \$100,000. First Selectman George Temple stated that we did comply with that so he would expect the payment will be due very shortly.

## **NEW BUSINESS**

### **1. Annual Town Report Addendum – Approve**

#### **MOTION:**

Jeff Haney moved to accept the 2014-2015 Annual Town Report Addendum as presented. This report will be made available on the Town's municipal website and in the office of the Town Clerk by January 15, 2016. This was seconded by First Selectman George Temple. All 2 Ayes. Motion carries.

Discussion: We did get all the reports. The Public Works Department called today, and they did give us a short report today and it is in the packet. Selectman Dave McKane did see these today. We have to approve this in a timely manner by Charter.

2. **Purchase Great Oak Road Property – Discuss with Possible Action**

**MOTION:**

First Selectman George Temple moved to table this so it is not discussed in public until a firm price is negotiated. This was seconded by Selectman Jeff Haney. All 2 Ayes. Motion carries.

3. **Purchase Property Adjacent to Tetlak Park – Discuss with Possible Action**

**MOTION:**

Selectman Jeff Haney moved to table this item. This was seconded by First Selectman George Temple. All 2 Ayes. Motion carries.

4. **Disband Oxford High School Athletic Field Construction Committee**

**MOTION:**

Jeff Haney moved to disband the Oxford High School Athletic Field Construction Committee and thank all members for their deep dedication and outstanding service. This was seconded by First Selectman George Temple. All 2 Ayes. Motion carries.

Discussion: First Selectman George Temple will send a letter to the Committee letting them know they did an excellent job. The athletic field has been completed and the committee disbanded.

5. **Economic Development Director Employment Agreement**

**MOTION:**

Jeff Haney moved to approve the Employment Agreement for the Economic Development Director as presented and authorize the First Selectman to sign. This was seconded by First Selectman George Temple. All 2 Ayes. Motion carries.

Discussion: We went over this more than once and have the approval of the Board of Finance. Everything is in order.

6. **Report of First Selectman**

1. There will be a meeting tomorrow at the High School for the DEEP hearing concerning the Power Plant. The Citing Council has approved the power plant. The FAA has approved the power plant. This meeting starts at 6:30 P.M.
2. We will be having the Oxford vs. Seymour football game on Friday night at Oxford field. We are the Home Team this year. It is a good time to get out and support our team.
3. We expect to have the Masonicare Facility in Town, and they will be doing informational sessions. We will be doing a PILOT program with Masonicare. Masonicare is a not-for-profit, so they don't have to pay any taxes. The PILOT is

what we are going to negotiate. Anyone who has expertise on this matter is invited to show up. We will be negotiating an agreement whereby we will get a significant contribution from Masonicare on a yearly basis.

### **AMENDMENTS**

None

### **Audience of Citizens**

Kathy Johnson, Dorman Road – Regarding the Masonicare, will there be actual patients in there? Yes they will hold patients. They will also have various stages of care at the Masonicare. There will be dorm like rooms, and private houses. They will be a very large employer in this area for the healthcare field. Kathy Johnson stated that First Selectman George Temple mentioned doing a PILOT program and there will be some informational meetings. First Selectman George Temple stated yes, they want to space it out having focus group meetings with 20 people at each meeting and explain what they are all about. Andy McGeever stated they will have 131 acres, 275 units, 87 individual units, they will have all amenities. There will be two doctors there. Kathy Johnson stated she wished we could have had some informational meetings and communicated a little more on the tax agreements regarding CPV. She thought a lot of people did not understand the agreements. First Selectman George Temple stated he did plenty of press releases, did a Robo Call on it, and it was in the newspapers. CPV held several meetings. First Selectman George Temple did not want to be a cheerleader for CPV.

Linda Czaplinski, Freeman Road, asked if there were public meetings regarding these CPV hearings? First Selectman George Temple stated yes there was, including an informational hearing before the Siting Council, after the Siting Council meetings, the DEEP is down here, and short of going on the evening news don't know what more could have been done. Ms. Czaplinski asked in those forums did they discuss the agreements. At the Town meeting, the microphone was taken out of First Selectman's hand.

Peter Bunzl stated that the contract was defeated by 337 votes. Some voted no because they did not want the power plant. Majority of the people felt there was a problem with the tax agreement. They felt CPV should be paying a lot more in taxes. First Selectman stated that it is pure speculation. Mr. Bunzl stated that the majority of the people voted no to the contract, and the statement that the meeting was poorly run, is so ridiculous. That woman did a marvelous job since the crowd was so rowdy.

Kathy Johnson, Dorman Road, you may have wanted to explain it that night but that was at the 11<sup>th</sup> hour, but it should have been done before then, in a big room with people asking questions and getting answers. First Selectman George Temple responded that is what the Town meeting is for; you don't have a town meeting before a town meeting.

**MOTION:**

Jeff Haney move to adjourn the meeting at 8:00 P.M. This was seconded by First Selectman George Temple. All 2 Ayes. Motion carries.

Respectfully submitted,

*Lynda Romanowski*

Lynda Romanowski  
Clerk, Board of Selectmen

15 SEP 21 PM 5:31  
TOWN OF OXFORD, CT  
*Margaret A. West*  
TOWN CLERK