

TOWN OF HEBRON
BOARD OF SELECTMEN
October 26, 2009 – Public Hearing
Douglas Library Community Room

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2009 NOV -5 P 4: 00
Annal Duchesne
HEBRON TOWN CLERK

Members Present: B. O'Connell, M. Stuart, G. Mulligan, J. Watt (7:25 p.m.)

Staff Present: A. Tierney, D. Lanza, M. O'Leary

Guests: J. Krist, F. Krist, A. Krist, J. Celio, H. Desseriaux, M. McCorrison, L. Hinman, D. Holtman, D. Ferree, D. Morrison, P. Moon, V. Avelis, R. Macrina, F. O'Sullivan

The public hearing was called to order at 7:08 p.m.

The Board of Selectmen was holding this public hearing for the purpose of receiving comment on a Special Services District Ordinance for the Hebron Village Green District. The Town is contemplating providing certain infrastructure and other improvements, provided the cost thereof is reimbursed to the Town over a reasonable period of time. It has been determined that a special services district should be created and empowered to enter into an agreement or agreements with the Town from time to time providing both for such improvements and for reimbursement thereof from a special levy on the properties in said district.

L. Hinman provided a brief presentation on how they approached this and how everything will work. L. Hinman provided background on the Village Green District and went over the master concept plan.

L. Hinman indicated the importance of the Village Green District noting the potential for 350,000 square feet of development, which would provide long and short term job creation. Upon build out there is the potential of \$500,000 per year in net tax revenues. L. Hinman noted that before any development can occur at the Village Green District, a traffic light will need to be installed as required by the Conn. DOT. All other utilities have been installed except for power. The estimated cost of improvements is \$281,624, which includes the contingency.

L. Hinman went over how the commission was formed and what steps they have taken to help this project move forward. L. Hinman explained that the Town will install the traffic light and other improvements needed so that potential developers can proceed. A Special Services District ordinance will be the mechanics where the property owners within the Village Green District will reimburse the Town over a period of five years. Money would be appropriated from existing undesignated fund balance which requires the approval of the Town at a Town meeting. The undesignated fund balance will remain above the level needed for the Town to maintain the present bond rating.

The Special Services District will be managed by a five member Board comprised of 3 members from the Town and 2 members from the landowners. This ordinance must be approved by the landowners in the district and once formed, the Board of Commissioners and the Town can enter into the development agreement.

L. Hinman went over the repayment schedule for the Special Services District.

M. McCarrison spoke in favor of this to help move forward some commercial development but questioned if the open space is figured in and who will be paying for that.

L. Hinman stated that 140 acres is the total acreage so the property owners cost per acre is on the total acreage.

J. Watt arrived at 7:25 p.m.

M. O'Leary stated that the land that is slated for private open space will be kept by the private landowners. M. O'Leary suggested doing an overview of the tax abatement policy because of the economic climate.

V. Avelis stated that this issue is on the EDC's agenda for next month.

D. Morrison stated that this will impact the Town's taxes if someone in Town has a tax abatement and they have to repay with interest and this Special Services District is interest free. D. Morrison questioned what guarantee the Town has to collect this levy. D. Morrison suggested possibly using the RHAM surplus money for a portion of this project.

K. Toolamary raised a concern about the Town spending this money to attract business and suggested letting the market place happen naturally.

The public hearing adjourned at 7:50 p.m.

Tricia Schiavi
Board Clerk

TOWN OF HEBRON
BOARD OF SELECTMEN
October 26, 2009 – Special Meeting
Douglas Library Community Room

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2009 NOV -5 P 4:00
HEBRON TOWN CLERK
Ann E. Duchesneaux Asst

Members Present: B. O'Connell, M. Stuart, G. Mulligan, J. Watt, W. Moorcroft (8:12 p.m.)

Staff Present: A. Tierney, D. Lanza, M. O'Leary

Guests: J. Krist, F. Krist, A. Krist, V. Avelis, J. Celio, H. Desseriaux, M. McCorrison, L. Hinman, D. Morrison, P. Moon, V. Avelis,

The meeting was called to order at 8:00 p.m.

Public Comment: None.

Discussion Regarding Development Agreement and Financing Regarding Village Green:
M. Stuart questioned how far these improvements will go into Phase I before the State will require additional improvements. M. O'Leary stated that the STC reviewed a request from the developer to break this down into phases. M. O'Leary noted that 26.9 acres will be opened up to development and once they go beyond that, it will have to go back to the STC.

M. Stuart questioned what consideration was given to other phases and improvements that will be needed and how will they be financed. L. Hinman stated that this development agreement is only for Phase I. Another development agreement would have to be developed for another phase.

W. Moorcroft arrived at 8:12 p.m.

J. Watt went over the proposed timeline for the adoption of the ordinance, the development agreement and the approval for the supplemental appropriation.

Schedule Special Town Meeting to Approve a Supplemental Appropriation for the Village Green Improvements and Authorize Execution of the Development Agreement:
B. O'Connell moved that Be it resolved that the Hebron Board of Selectmen schedule a Special Town Meeting for Monday, November 23, 2009 at 7:30 p.m. at the Douglas Library of Hebron in accordance with Section 304 of the Hebron Town Charter for the purposes of :

- Considering a supplemental appropriation in the amount of \$282,000 as recommended by the Interim Town Manager, Board of Selectmen and Board of Finance for the purposes of completing infrastructure improvements in the Hebron Village Green as outlined in the Development Agreement.

- And to authorize the execution of the Development Agreement on behalf of the Town of Hebron with The Hebron Village Green District.

The motion passed unanimously.

Discussion and Adoption of Proposed Special Services District Ordinance: M. Stuart moved that Be it resolved by the Hebron Board of Selectmen that the Special Services District Ordinance be adopted. The motion passed unanimously.

Financial Administrator Compensation Adjustment: W. Moorcroft moved that Whereas Elaine Griffin, Financial Administrator, was appointed as Interim Town Treasurer on October 15, 2009, and in recognition of the additional responsibilities,

Be it resolved that the Hebron Board of Selectmen authorize the payment of a stipend in the amount of \$500 per pay period to Elaine Griffin, Financial Administrator, beginning with the October 29, 2009, pay check until such time as a permanent Finance Director has been appointed.

The motion passed unanimously.

J. Watt moved that the Hebron Board of Selectmen enter into Executive Session at 8:35 p.m. to discuss a personnel matter relating to a Public Works Department employee (Crew Leader/Equipment Operator) inviting Tricia Cardin, Art Lord, Will Claussen, Donna Lanza, Andy Tierney and Mike O'Leary to join them. The motion passed unanimously.

The Board came out of Executive Session ended at 9:10 p.m.

The Board of Selectmen directed Andrew Tierney, Interim Town Manager, to work with W. Claussen regarding his resignation.

The meeting adjourned at 9:15 p.m.

Tricia Schiavi
Board Clerk
