

**TOWN OF CANAAN**  
**BOARD OF SELECTMEN, REGULAR MEETING**  
**June 12<sup>th</sup>, 2023 – 7:00PM or**  
**immediately following the Board of Finance Meeting**  
**108 MAIN STREET, FALLS VILLAGE, CT**  
**AND VIA ZOOM**

Attendees: In Person: Greg Marlowe, Henry Todd and David Barger. Several members of the public.

Meeting was called to order @ 7:29PM by Henry Todd

Public Comment: Several citizens made public comment.

Secretary's Report: David Barger made a motion to approve the minutes for Regular Meeting on May 8<sup>th</sup>, 2023, Special Meeting on May 8<sup>th</sup>, 2023, Special Meeting on May 25, 2023 and Special Meeting on May 31, 2023. Seconded by Greg Marlowe; unanimous.

Treasurer's and Tax Collectors Report: Greg Marlowe made a motion to receive the Treasurer's and the Tax Collector's Reports for May 31, 2023, as presented. Seconded by David Barger; unanimous. (these reports are attached to the Board of Finance minutes for 6.10.23)

Communications: Henry Todd received communications regarding the Water Operator at the Daycare Center and several Thank You notes.

First Selectman's Report:

David Barger and Greg Marlowe were present for the Board of Finance meeting held just prior to this meeting, while the First Selectman's report was presented. Therefore, it was not repeated at this meeting. The below verbiage is a cut and paste from the Board of Finance minutes.

- 1) The Opioid Settlement Case has been settled.
- 2) Marlene Van Gulick will be appointed as an alternate to the Inlands Wetlands Conservation Commission.
- 3) The Board of Selectmen will be appointing Nikki Blass as the Waterfront Supervisor and lifeguards/summer camp workers, as requested by the Recreation Commission for the 2023 summer season (see attached list).
- 4) Henry distributed a solar proposal for the Board of Finance to consider. Henry stated the pay back period would be two and a half years, would provide a positive cash flow and over 25 years would generate over a million dollars to the Town of Canaan. Henry would like to discuss this and financing needs, at the next Board of Finance meeting.
- 5) The RFP (Request for Proposal) for the sale of 35 Railroad Street has been completed. Henry will be sending a press release to the newspapers (copy attached). The price is set at \$300,000 and the deciding factors will be highest and best use for the Town, as well as maintaining the aesthetic nature of the Village as much as possible.
- 6) Hiring of a certified water operator for the Day Care Center. Henry has reached out to three companies, two of which responded. The cost is \$375 or \$475 per month. Water testing will be handled internally, which is an additional cost. The State of Connecticut requires Daycare Centers to have a Certified Water Operator, and water testing performed each quarter. The agreement with Aquarion ended in May of 2023 so time is of the essence to replace them and remain compliant with State regulations.

Old Business:

Historic Commission discussed under New Business – number 4.

## New Business:

- 1) Tax Rebates: A motion was made by Greg Marlowe to approve the tax refund of \$720.45 as presented by the Tax Collector. David Barger seconded the motion; unanimous.
- 2) Waterfront Supervisor: David Barger made a motion to approve the hiring of Nikki Blass as the Waterfront Supervisor for the 2023 Season. Seconded by Greg Marlowe; unanimous.
- 3) Appointments to Inlands Wetlands Conservation Commission:
  - a) Greg Marlowe made a motion to appoint Matt Gallagher as a Member of the Inlands Wetlands Conservation Commission - to fill the vacant position created by Felicia Jones's resignation on May 20<sup>th</sup>, 2023. The term is through 12/31/2025. Seconded by David Barger; unanimous.
  - b) Greg Marlowe made a motion to appoint Marlene Van Gulick as an alternate member of the Inlands Wetlands Conservation Commission effective today through Matt Gallagher's term ending on June 30<sup>th</sup>, 2023, and for an additional full five year term as an Alternate, effective July 1, 2023 through June 30<sup>th</sup> 2028. Seconded by David Barger; unanimous.
- 4) Historic Commission. The creation of a Historic Commission is being coordinated with Planning and Zoning, The Historical Society and the Board of Selectmen. The Historical Society will work with Janell Mullen to create the study group/members.
- 5) Assessor Position. Hazel McGuire will be retiring in September 2023. Hazel has suggested Kayla Johnson, a Certified Assessor, be hired to replace her position. A Special Meeting will be called by the Board of Selectmen to interview Ms. Johnson.
- 6) Veteran's Affairs Representative: No discussion.
- 7) Appointment of Certified Water Operator. Greg Marlowe made a motion to approve the hiring of Water System Specialty at a cost of \$375.00 per month, as the Certified Water Operator for the Falls Village Daycare Center as required by the State of CT. Quarterly water testing will be performed by the Town. Seconded by David Barger; unanimous.

Additional Agenda Items: Greg Marlowe made a motion to add the following items to the agenda under New Business. Seconded by David Barger; unanimous.

- 8) Appointment of the Recreation Commission employees for the 2023 summer season.
- 9) Letter to the press regarding the Request for Proposal for purchase of 35 Railroad Street.
- 10) Solar Proposal
- 11) Review of Community Picnic Dates
- 12) Approval of past minutes
- 13) Tax Collector appointment correction
- 14) Salt Shed discussion
- 15) Hiring of Chuck Andres, AEA and WB Case for work relating to 35 Railroad St.
- 16) Tax Abatement Ordinance extension
- 17) ARPA funding
- 18) Cardinal Engineering invoice
- 19) Special Meeting to discuss a legal matter

- 8.) Summer Pool Staff: David Barger made a motion to approve the hiring of the staff as recommended by the Recreation Commission (attached) for the summer 2023 season. Seconded by Greg Marlowe; unanimous.
- 9) Press Release: David Barger made a motion to approve the Press Release regarding the Request for Proposal for the sale of 35 Railroad Street, as read (copy attached). Greg Marlowe seconded the motion; unanimous.
- 10) Solar Proposal: Greg Marlowe made a motion to send the Solar Proposal to the Board of Finance for discussion of next steps to move forward, at the July 10, 2023 Board of Finance meeting. Seconded by David Barger; unanimous.
- 11) Community Picnic Dates – Greg stated the date for the Falls Village Day Community Picnic will be July 16<sup>th</sup> with a raindate of July 23<sup>rd</sup>. If any downtown businesses object, it will be adjusted accordingly.
- 12) Minutes: Greg Marlowe made a motion to approve the minutes of the Board of Selectmen for meetings held on July 11, 2022, August 8, 2022, September 12, 2022, September 19, 2022, October 17, 2022, November 2, 2022, November 14, 2022 and December 6, 2022. David Barger seconded the motion; unanimous.
- 13) Tax Collector: Greg Marlowe made a motion to correct the appointment of Rebecca Juchert-Derungs as the Tax Collector to a full four-year term. Her term will end on November 9, 2025. Seconded by David Barger; unanimous.
- 14) Salt Shed: Greg Marlowe asked that no expenses be incurred to design a Salt Shed at the current Town Garage until further discussion can be held with Planning and Zoning relating to the Plan of Conservation and Development. Henry stated Pat Hackett (the designer) was doing the design for free so there would be no expense. Greg and Dave were not aware there was no cost but agreed if it were free the work could continue.
- 15) 35 RR Street: Greg Marlowe made a motion to approve the hiring of Attorney Chuck Andres, AEA Engineering and WB Case, retroactive to November 17, 2022, for work relating to the sale of 35 Railroad Street. Funds were previously approved to come from the ARPA Fund and the Environmental Reserve Account. David Barger seconded the motion; unanimous.
- 16) Tax Abatement Extension: Greg Marlowe made a motion that the extension of the Tax Abatement being extended for three years be memorialized in the minutes for approval by the Board of Finance. David Barger seconded the motion; unanimous. *(Note – after the meeting it was found this motion was already approved by the Board of Selectmen (April 2022) and the Board of Finance (May 2022). The minutes were simply not filed under the correct date.)*
- 17) ARPA funding distribution: David Barger made a motion to approve the distributions made through May 31, 2023 from the ARPA Fund, as presented (copy attached). Greg Marlowe seconded the motion; unanimous.
- 18) Cardinal Engineering: Greg Marlowe made a motion to recommend to the Board of Finance the approval of purpose and payment of up to \$10,000 for Cardinal Engineering work performed relating to the Cobble Road culvert, and to recommend Board of Finance recommend same be sent to Town Meeting. Seconded by David Barger; unanimous.

**19.) Special Meeting:** Greg Marlowe made a motion to hold a Special Meeting of the Board of Selectmen at 9am, at Town Hall, in person only, to discuss a legal matter relating to the encroachment issue at 35 Railroad Street. David Barger seconded the motion; unanimous.

**11) Adjournment:** Motion was made by Henry Todd @ 8:18PM to adjourn the meeting, seconded by David Barger; unanimous. Meeting was adjourned.

Respectfully submitted by Recording Secretary Denise M Cohn

Attachments:

Solar Proposal

Recreation Commission Staff recommendations for 2023 season

35 RR RFP press release

ARPA list of distributions

Tax Refund

Cardinal Engineering Invoice

# Greenleaf Energy Solutions

**Renewable &  
Energy Efficiency Solutions**

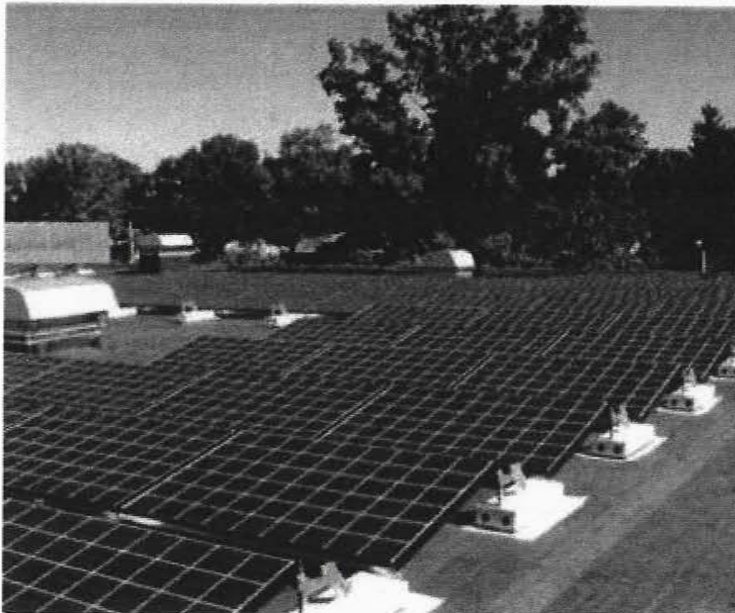
Prepared for:

**Falls Village**

May 15, 2023



# About the Company



Through our alliances with utility companies, manufacturers, and financial institutions, we design and execute energy efficiency upgrades to provide our customers with the most technologically innovative and sustainable products available. We offer a high level of customer care in the industry with an exclusive five-year warranty that is unsurpassed.

Greenleaf Energy Solutions is dedicated to delivering practical energy solutions one customer at a time.

## Who We Are

Greenleaf Energy Solutions (GES) is a leading national provider of turnkey LED lighting, HVAC energy conservation services and Solar/Storage Engineering, with a track record of success.

With Offices in **CT (Corporate), VT, FL and TX**, GES has for over 20 years provided our customers operational and environmental benefits that have improved their facilities and reduced their energy use saving them a significant amount of money. Our experience staff of energy professionals have expertise in lighting, energy efficiency, energy management, and solar. With over 5000 installed projects GES is a leader in energy solutions nationwide.

## Our Core Values

### Customer satisfaction drives all of our behavior.

Attention to details - large and small - is a pillar of GES' core values. We consistently develop and implement practical solutions in a timely and ethical fashion, earning customers' trust and establishing mutually rewarding, long-term relationships.

### Greenleaf is committed to becoming exemplary stewards of the world around us.

Every project completed, materials are properly disposed and recycled as it is our responsibility to use natural resources carefully and carry out our business with environmental, economic, and social sustainability in mind.

# About **Scope** And Warranties



## Inclusions

- Structural Engineering
- Electrical Engineering
- Town Permitting
- Utility Permitting
- Commissioning of System
- Post-install ZREC certification process, if applicable
- Access to Online System Monitoring
- Existing Roof Warranty Continuation, if applicable
- Stepdown Transformer

## Additional Services

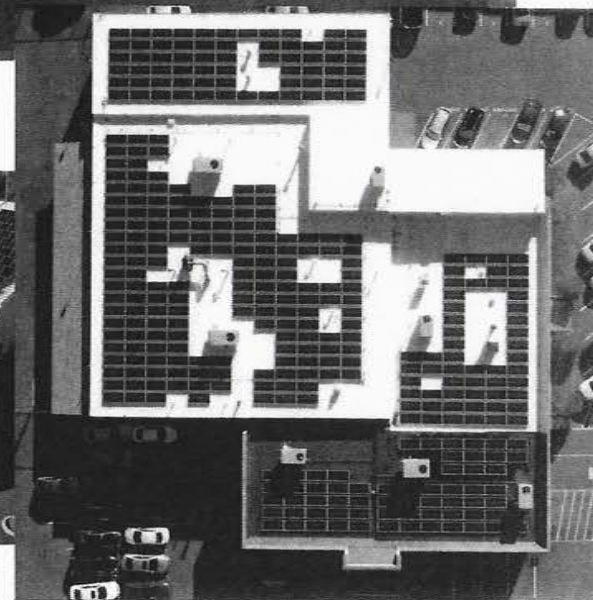
- Energy Efficiency Upgrades
- Structural Reinforcement
- Utility Upgrades
- Roofing Work
- Yearly Maintenance
- Snow Guards
- Battery Storage

## Warranties

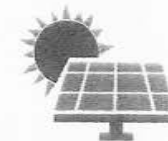
- Solar Panels – 25 Years
- Batteries/System – 10-20 Years
- Racking - 20 Years
- Inverters – 12 Years w/options to extend to 20 or 25 Years
- Installer Workmanship – 15 Years

## Solar Life Expectancy Can Exceed 30 years

Today's solar equipment exceeds ASHRAE life expectancy and efficiency. Most Tier One equipment manufacturers will extend warranties up to 25 years giving you peace of mind that your system is covered and can be expected to operate as intended well beyond financial models.



# Project Investment-Grade Design & Layout



## System Metrics

Design	Aerocompact - single Phase 224.1DC 180AC - GM
Module DC Nameplate	224.1 kW
Inverter AC Nameplate	180.0 kW Load Ratio: 1.24
Annual Production	277.3 MWh
Performance Ratio	81.6%
kWh/kWp	1,237.7
Weather Dataset	TMY, HARTFORD BRADLEY INTL AP. NSRDB (tmy3, I)
Simulator Version	281 79409b0-e9 7228905f-dee8ce9e64- bbf3497f23

## Components

Component	Name	Count
Inverters	Primo 15.0-1 (Fronius)	12 (180.0 kW)
AC Home Runs	1/0 AWG (Aluminum)	12 (14,803.6 ft)
Strings	10 AWG (Copper)	55 (4,377.7 ft)
Module	Hanwha Q Cells, Q.P.peak DUO XL-G10.3/BFG 485 (485W)	462 (224.1 kW)

# Project Summary – Direct Purchase



Project Specifications	
System Size (KWs) DC	224.1
First Year kWh production	277,300
Utility kWh cost or Tariff	\$ 0.2010
Gross Project Cost	\$ 546,490
Total Tax Credits and Depreciation	\$ 163,947
First Year Tariff Benefit	\$ 55,729
Net Solar PV System Cost after Incentives	\$ 326,814

25 Year Operating Income Increase	
\$	888,120

Year	System Cost	System Production	Tariff Rate	Tariff Revenue	Other Incentives (RECs)	Income Tax Credit	Federal Depreciation	State Depreciation	Total Annual Increase	Cumulative
1	(546,490)	277,300	\$ 0.2010	\$ 55,729	\$ -	\$ 163,947	\$ -	\$ -	\$ 219,676	\$ (326,814)
2		275,941	\$ 0.2010	\$ 55,456	\$ -		\$ -	\$ -	\$ 55,456	\$ (271,358)
3		274,589	\$ 0.2010	\$ 55,184	\$ -		\$ -	\$ -	\$ 55,184	\$ (216,174)
4		273,244	\$ 0.2010	\$ 54,914	\$ -		\$ -	\$ -	\$ 54,914	\$ (161,260)
5		271,905	\$ 0.2010	\$ 54,645	\$ -		\$ -	\$ -	\$ 54,645	\$ (106,616)
6		270,572	\$ 0.2010	\$ 54,377	\$ -		\$ -	\$ -	\$ 54,377	\$ (52,239)
7		269,247	\$ 0.2010	\$ 54,110	\$ -				\$ 54,110	\$ 1,872
8		267,927	\$ 0.2010	\$ 53,845	\$ -				\$ 53,845	\$ 55,717
9		266,614	\$ 0.2010	\$ 53,582	\$ -				\$ 53,582	\$ 109,299
10		265,308	\$ 0.2010	\$ 53,319	\$ -				\$ 53,319	\$ 162,618
11		264,008	\$ 0.2010	\$ 53,058	\$ -				\$ 53,058	\$ 215,675
12		262,714	\$ 0.2010	\$ 52,798	\$ -				\$ 52,798	\$ 268,473
13		261,427	\$ 0.2010	\$ 52,539	\$ -				\$ 52,539	\$ 321,012
14		260,146	\$ 0.2010	\$ 52,282	\$ -				\$ 52,282	\$ 373,294
15		258,871	\$ 0.2010	\$ 52,025	\$ -				\$ 52,025	\$ 425,319
16		257,603	\$ 0.2010	\$ 51,770	\$ -				\$ 51,770	\$ 477,089
17		256,341	\$ 0.2010	\$ 51,517	\$ -				\$ 51,517	\$ 528,606
18		255,085	\$ 0.2010	\$ 51,264	\$ -				\$ 51,264	\$ 579,871
19		253,835	\$ 0.2010	\$ 51,013	\$ -				\$ 51,013	\$ 630,884
20		252,591	\$ 0.2010	\$ 50,763	\$ -				\$ 50,763	\$ 681,647
21		251,353	\$ 0.1579	\$ 39,677	\$ -				\$ 39,677	\$ 721,324
22		250,122	\$ 0.1618	\$ 40,470	\$ -				\$ 40,470	\$ 761,794
23		248,896	\$ 0.1658	\$ 41,278	\$ -				\$ 41,278	\$ 803,073
24		247,676	\$ 0.1700	\$ 42,103	\$ -				\$ 42,103	\$ 845,176
25		246,463	\$ 0.1742	\$ 42,944	\$ -				\$ 42,944	\$ 888,120
<b>Totals</b>	<b>(546,490)</b>	<b>6,539,778</b>		<b>\$ 1,270,663</b>	<b>\$ -</b>	<b>\$ 163,947</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 888,120</b>	<b>\$ 888,120</b>

Pricing is valid for 60 days from proposal date - 5/15/23

# Project Summary – Financing – Year 2 Buydown



Project Specifications	
System Size (KWs) DC	224.1
First Year kWh production	277,300
Utility kWh cost or Tariff	\$ 0.2010
Financed Amount (with closing fees)	\$ 557,420
Total Tax Credits and Depreciation	\$ 163,947
First Year Tariff Benefit	\$ 55,729
Roof Cost	\$ -
Net Solar PV System Cost after Incentives	\$ 337,744

## 25 Year Operating Income Increase

\$

739,866

Year	Capital Needed	System Production	Utility Cost/Tariff	Revenue Benefit	Other Incentive (RECs)	Loan Payment	Income Tax Credit	State/Fed Depreciation	Total Annual Increase	Cumulative
1	0	277,300	\$ 0.2010	\$ 55,729	\$ -	\$ (72,188)		\$ -	\$ (16,459)	\$ (16,459)
2	\$ (163,947.08)	275,941	\$ 0.2010	\$ 55,456	\$ -	\$ (50,957)	\$ 163,947	\$ -	\$ 4,499	\$ (11,960)
3		274,589	\$ 0.2010	\$ 55,184	\$ -	\$ (50,957)		\$ -	\$ 4,228	\$ (7,732)
4		273,244	\$ 0.2010	\$ 54,914	\$ -	\$ (50,957)		\$ -	\$ 3,957	\$ (3,775)
5		271,905	\$ 0.2010	\$ 54,645	\$ -	\$ (50,957)		\$ -	\$ 3,688	\$ (87)
6		270,572	\$ 0.2010	\$ 54,377	\$ -	\$ (50,957)		\$ -	\$ 3,420	\$ 3,333
7		269,247	\$ 0.2010	\$ 54,110	\$ -	\$ (50,957)			\$ 3,154	\$ 6,487
8		267,927	\$ 0.2010	\$ 53,845	\$ -	\$ (50,957)			\$ 2,889	\$ 9,376
9		266,614	\$ 0.2010	\$ 53,582	\$ -	\$ (50,957)			\$ 2,625	\$ 12,001
10		265,308	\$ 0.2010	\$ 53,319	\$ -	\$ (50,957)			\$ 2,362	\$ 14,363
11		264,008	\$ 0.2010	\$ 53,058	\$ -	\$ -			\$ 53,058	\$ 67,421
12		262,714	\$ 0.2010	\$ 52,798	\$ -	\$ -			\$ 52,798	\$ 120,219
13		261,427	\$ 0.2010	\$ 52,539	\$ -	\$ -			\$ 52,539	\$ 172,758
14		260,146	\$ 0.2010	\$ 52,282	\$ -	\$ -			\$ 52,282	\$ 225,039
15		258,871	\$ 0.2010	\$ 52,025	\$ -	\$ -			\$ 52,025	\$ 277,065
16		257,603	\$ 0.2010	\$ 51,770	\$ -	\$ -			\$ 51,770	\$ 328,835
17		256,341	\$ 0.2010	\$ 51,517	\$ -	\$ -			\$ 51,517	\$ 380,352
18		255,085	\$ 0.2010	\$ 51,264	\$ -	\$ -			\$ 51,264	\$ 431,616
19		253,835	\$ 0.2010	\$ 51,013	\$ -	\$ -			\$ 51,013	\$ 482,629
20		252,591	\$ 0.2010	\$ 50,763	\$ -	\$ -			\$ 50,763	\$ 533,393
21		251,353	\$ 0.1579	\$ 39,677	\$ -	\$ -			\$ 39,677	\$ 573,070
22		250,122	\$ 0.1618	\$ 40,470	\$ -	\$ -			\$ 40,470	\$ 613,540
23		248,896	\$ 0.1658	\$ 41,278	\$ -	\$ -			\$ 41,278	\$ 654,818
24		247,676	\$ 0.1700	\$ 42,103	\$ -	\$ -			\$ 42,103	\$ 696,921
25		246,463	\$ 0.1742	\$ 42,944	\$ -	\$ -			\$ 42,944	\$ 739,866
Totals	0	6,539,778		\$ 1,270,663	\$ -	\$ (530,797)	\$ 163,947	\$ -	\$ 903,813	\$ 739,866

Pricing is valid for 60 days from proposal date - 5/15/23

# Project Summary – Financing - No Buydown



Project Specifications	
System Size (KWs) DC	224.1
First Year kWh production	277,300
Utility kWh cost or Tariff	\$ 0.2010
Financed Amount (with closing fees)	\$ 557,420
Total Tax Credits and Depreciation	\$ 163,947
First Year Tariff Benefit	\$ 55,729
Roof Cost	\$ -
Net Solar PV System Cost after Incentives	\$ 337,744

25 Year Operating Income Increase	
\$	712,726

Year	Capital Needed	System Production	Utility Cost/Tariff	Revenue Benefit	Other Incentive (RECs)	Loan Payment	Income Tax Credit	State/Fed Depreciation	Total Annual Increase	Cumulative
1	0	277,300	\$ 0.2010	\$ 55,729	\$ -	\$ (72,188)	\$ 163,947	\$ -	\$ 147,488	\$ 147,488
2		275,941	\$ 0.2010	\$ 55,456	\$ -	\$ (72,188)		\$ -	\$ (16,733)	\$ 130,755
3		274,589	\$ 0.2010	\$ 55,184	\$ -	\$ (72,188)		\$ -	\$ (17,004)	\$ 113,751
4		273,244	\$ 0.2010	\$ 54,914	\$ -	\$ (72,188)		\$ -	\$ (17,275)	\$ 96,476
5		271,905	\$ 0.2010	\$ 54,645	\$ -	\$ (72,188)		\$ -	\$ (17,544)	\$ 78,932
6		270,572	\$ 0.2010	\$ 54,377	\$ -	\$ (72,188)		\$ -	\$ (17,812)	\$ 61,121
7		269,247	\$ 0.2010	\$ 54,110	\$ -	\$ (72,188)			\$ (18,078)	\$ 43,043
8		267,927	\$ 0.2010	\$ 53,845	\$ -	\$ (72,188)			\$ (18,343)	\$ 24,700
9		266,614	\$ 0.2010	\$ 53,582	\$ -	\$ (72,188)			\$ (18,607)	\$ 6,093
10		265,308	\$ 0.2010	\$ 53,319	\$ -	\$ (72,188)			\$ (18,869)	\$ (12,777)
11		264,008	\$ 0.2010	\$ 53,058	\$ -	\$ -			\$ 53,058	\$ 40,281
12		262,714	\$ 0.2010	\$ 52,798	\$ -	\$ -			\$ 52,798	\$ 93,079
13		261,427	\$ 0.2010	\$ 52,539	\$ -	\$ -			\$ 52,539	\$ 145,618
14		260,146	\$ 0.2010	\$ 52,282	\$ -	\$ -			\$ 52,282	\$ 197,899
15		258,871	\$ 0.2010	\$ 52,025	\$ -	\$ -			\$ 52,025	\$ 249,925
16		257,603	\$ 0.2010	\$ 51,770	\$ -	\$ -			\$ 51,770	\$ 301,695
17		256,341	\$ 0.2010	\$ 51,517	\$ -	\$ -			\$ 51,517	\$ 353,212
18		255,085	\$ 0.2010	\$ 51,264	\$ -	\$ -			\$ 51,264	\$ 404,476
19		253,835	\$ 0.2010	\$ 51,013	\$ -	\$ -			\$ 51,013	\$ 455,489
20		252,591	\$ 0.2010	\$ 50,763	\$ -	\$ -			\$ 50,763	\$ 506,253
21		251,353	\$ 0.1579	\$ 39,677	\$ -	\$ -			\$ 39,677	\$ 545,930
22		250,122	\$ 0.1618	\$ 40,470	\$ -	\$ -			\$ 40,470	\$ 586,400
23		248,896	\$ 0.1658	\$ 41,278	\$ -	\$ -			\$ 41,278	\$ 627,678
24		247,676	\$ 0.1700	\$ 42,103	\$ -	\$ -			\$ 42,103	\$ 669,781
25		246,463	\$ 0.1742	\$ 42,944	\$ -	\$ -			\$ 42,944	\$ 712,726
Totals	0	6,539,778		\$ 1,270,663	\$ -	\$ (721,884)	\$ 163,947	\$ -	\$ 712,726	\$ 712,726

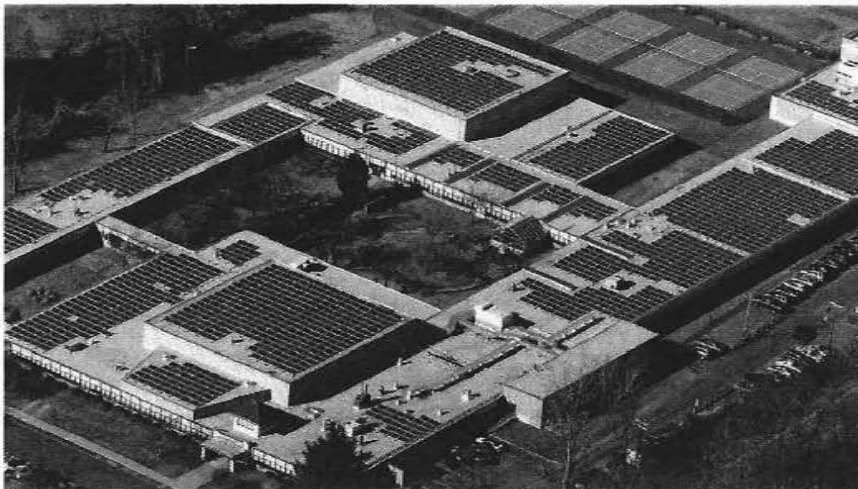
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# Solar

## Benefits and Site Use Offset



Project Specifications	
System Size (KW's) DC	224.1
First Year kWh Production	277,300
Gross Project Cost	\$ 546,490
Projects Assumptions	
Avoided Utility Cost	0.096334206
Additional Incentive \$/MWh	\$ -
Aggregated Savings	
Year One Total Revenue	\$ 55,729
Additional Incentive Gross Income	\$ -
Federal & State Combined Depreciation (@87% Value)	\$ -
Income Tax Credit (30% of System Cost)	\$ 163,947
25 Year Revenue Minus Investment	\$ 888,120
10 Year IRR	7%
IRR - Term Purchase	13%



Environmental Benefits
Installation of energy efficient measures identified for this project will save an estimated 6,539,778 kWh over 20 years of solar production
<b>Greenhouse Gases Avoided</b>
10,071,258 Pounds of Carbon Dioxide (CO2)
19,619 Pounds of Nitrogen Oxides (NOx)
39,239 Pounds of Sulfur Dioxide (SO2)
By reducing greenhouse gas emissions and other harmful environmental pollutants, this project will reduce air pollution and improve air quality.
This is equivalent to:
4,888,960 Pounds of coal not burned
1,249 Acres of forestation (trees) added
878 Cars removed from road
547 Homes provided with electricity
Environmental Impact calculations are estimates based on the 2007 Energy Star Campaign Facts and Assumptions Sheet & EPA Clean Energy Calculations & References Guide.

Monthly PV Production Offset			
Month	Current Usage kWh	Estimated PV Production kWh	Percentage of Use
January	72,589.00	11,774.30	16%
February	76,680.00	14,534.40	19%
March	38,760.00	22,553.70	58%
April	21,318.00	27,904.90	131%
May	11,119.00	31,368.50	282%
June	15,309.00	32,600.70	213%
July	6,938.00	32,973.00	475%
August	2,555.00	30,587.90	1197%
September	3,036.00	26,064.60	859%
October	1,059.00	20,202.80	1908%
November	115.00	15,006.00	13049%
December	25.00	11,764.30	47057%
<b>Total</b>	<b>249,503.00</b>	<b>277,335.10</b>	<b>111%</b>

# Next Steps & Project Timeline



## Preliminary Design & LOI

- *Collect Utility Bills -Done*
- *Budgetary Proposal - Done*
- Sign Letter of Intent (LOI)
- 15 Minute Interval Data from Utility
- Conduct Site Visit
- Preliminary Engineering Design & Final Proposal

## Development: 3 - 6 Months

- Submit for Incentives
- Finalize Design and Sign Contract
- Utility Interconnection Application
- Permits and Town Approvals
- Order Equipment

## Construction: 3 - 5 Months

- Receive All Permits & Utility Approvals
- Install Solar Array (Racking, Modules, Inverters, etc.)
- Perform System Inspection & Commissioning
- Final Utility Approval and Energize System

Falls Village Recreation Commission  
Recommendation for Hire, Summer  
June 7th, 2023

Dear Board of Selectmen,

Below is a list of recommendations to the Selectmen for seasonal employment for the Falls Village Town Pool and the Youth Summer Program (Creative Kidz Club.)

Below is a recommendation to the Selectmen for employment for the Lifeguards, both full time and part time:

- **Aman Egan**
- **Kaitlin Lopes**
- **Molly Menniges**
- **Haley Simmons**
- **Landon Good**
- **August Dekker**
- **Matthew Lopes**
- **Bernice Boyden (Pending completion of certification.)**
- **Tessa Dekker (Pending completion of certification.)**

Below is a recommendation for employment of substitute lifeguard:

- **Maddie Dekker**

Below is a recommendation for employment for returning Water Fitness Instructor:

- **Louise Levy**

Below is a recommendation for employment for a Youth Program Director for the Creative Kidz Club Summer program:

- **Kristi Spear**

Please feel free to contact us for any further information.

Sincerely,

Ted Moy, Chairman

Dan Carr, Chairman

Emily Peterson, Recreation Director

## Notice for Request for Proposal from the Town of Canaan

The Town of Canaan is proposing the sale of the Old Firehouse, located at 35 Railroad Street in the Town of Canaan, (Falls Village), CT. Details of the RFP can be found on our website [canaanfallsvillage.org](http://canaanfallsvillage.org) and can be directly downloaded and printed for free. Packets are available at Town Hall for a fee of \$50. RFP's must be received at the Town Hall by July 13, 2023 at ~~12 Noon~~.

~~2 PM~~

Project #	Project Name	Date Committed	Amount of Commitment	Approved By:	Date Completed	Category	Description	Included in Report	check #	Amount Paid	
021-001	107 Main St. Prop	7/7/2021	\$ 50,171.00	BOS/BOF	7/31/2022	Maintenance	Septic & dehumidifier	4/30/2022		\$ 50,171.00	
021-002	Admin Supplies	12/13/2021	\$ 1,062.43	BOS/BOF	1/4/2022	Admin Service	owl for meetings	4/30/2022		\$ 1,086.94	includes order of checks \$24.51
021-003	Cobble Bridge	3/14/2022	\$ 45,000.00	BOS/BOF				4/30/2023		\$ 45,000.00	
021-004	Town Garage	3/14/2022	\$ 12,000.00	BOS/BOF				4/30/2023			
021-005	FVHS	5/9/2022	\$ 14,700.00	BOS/BOF	9/20/2022	maint	Roof repairs	4/30/2023	1020	\$ 14,700.00	
021-006	DM Hunt Library	5/9/2022	\$ 10,000.00	BOS/BOF	9/20/2022	maint	water issues in basement	4/30/2023	1021	\$ 10,000.00	
021-007	Main St.	5/9/2022	\$ 3,000.00	BOS/BOF	12/21/2022	maint	for Tesla Charging stations	4/30/2023	1018 (5/24/2022)	\$ 2,835.00	
021-008	FVVD	9/12/2022	\$ 13,618.20	BOS/BOF	10/18/2022	Maint	OSHA/tech upgrades	4/30/2023	1023 (10/18/2022)	\$ 13,618.20	
021-009	FV Housing Trust	11/9/2022	\$ 30,000.00	BOS/BOF	12/13/2022	Housing	housing units in town	4/30/2023	1025 (12/13/2022)	\$ 30,000.00	
021-010	Center on Main	11/9/2022	\$ 15,000.00	BOS/BOF	3/6/2023	Admin Services	strategic planning for bid	4/30/2023	1031 (3/6/2023)	\$ 15,000.00	
021-011	FV Day Care	11/9/2022	\$ 10,000.00	BOS/BOF	4/18/2023	general	lighting project	4/30/2023	1036	\$ 6,032.82	
021-012	Bridges	11/9/2022	\$ 15,000.00	BOS/BOF		maint	culvert repairs/bridges	4/30/2023		\$ 14,204.50	
021-013	HYSB	11/9/2022	\$ 5,000.00	BOS/BOF	1/24/2023	general	grant for funding programs	4/30/2023	#1026	\$ 5,000.00	
021-014	Kellogg School	11/9/2022	\$ 50,000.00	BOS/BOF		maint	building/roof repairs	4/30/2023			
021-015	Senior Center	11/9/2022	\$ 4,000.00	BOS/BOF		maint	air purification system	4/30/2023			
021-016	35 RR Street	11/9/2022	\$ 20,000.00	BOS/BOF		maint	parking lot maint	4/30/2023		\$ 9,355.64	
021-017	FV Day Care Center	1/9/2023	\$ 7,573.00	BOS	3/6/2023	maint	replace furnace - emergency	4/30/2023	#1029 (3/6/23)	\$ 7,573.00	
							Eversource refund for charging station			\$ 120.00	
									Total	\$ 224,457.10	
Total		committed	\$ 306,124.63								
1st receipt			\$ 155,817.98								
2nd receipt	rec - 8/24/2021		\$ 53,551.53								
3rd receipt	rec - 10/4/2021		\$ 102,266.45								
Total received			\$ 311,635.96								
Refund			\$ 120.00								
Left to spend			\$ 5,631.33								

**Process Refund Record (s)**

CANAAN TAX COLLECTORInt Date: 05/17/2023

Date: 05/17/2023 Page: 1

Condition(s) : Name : T  
Bill Name  
Dist/Susp/Bank AddressProp Loc/Vehicle Info.  
UniqueID/Reason

Paid Date

Tax

Int

L/F

Total  
AdjustedOverpaid  
Tax2021-03-0051113 TOYOTA LEASE TRUST-REFUNDS  
20 COMMERCE WAY SUITE 800  
WOBURN MA 01801-10572018/2AWWG0/JTJDGKCA3J2000607  
51113

7/18/2022

65.20

0.00

0.00

65.20

785.65

0.00

0.00

785.65

-720.45

Sec. 12-129 Refund of Excess Payments due to taxpayer overpayment or Assessor adjustment.

TOTAL

1

65.20

0.00

0.00

65.20

785.65

0.00

0.00

785.65

-720.45

Refunds  
BOS 6.12.23

# CARDINAL

ENGINEERING ASSOCIATES

180 RESEARCH PKWY | MERIDEN, CT 06450 | 203-238-1969  
457 BANTAM ROAD | LITCHFIELD, CT 06759 | 860-597-9106

May 17, 2023

Henry W. Todd, First Selectman  
Town of Canaan  
108 Main Street  
P. O. Box 47  
Falls Village, CT 06031

Re: Cobble Road Culvert  
Bridge No. 021007  
Proposal Dated 01/25/2021  
Invoice No. 14-2367-FD

The following is our invoice for services rendered April 1 - April 30, 2023

Task	Description	Contract Amount	Previous Invoices	This Invoice	Total Complete	Balance
	Preliminary Design	51,500.00	51,500.00		51,500.00	-
	Final Design				-	-
1	Environmental Permitting	12,000.00	12,000.00		12,000.00	-
2	Final Design	20,000.00	20,000.00		20,000.00	-
3	Final Design Submission	8,000.00	4,000.00	1,500.00	5,500.00	2,500.00
4	Easements \$1,500 ea - TBD	3,000.00			-	3,000.00
5	Additional Services* TBD				-	-
6	Bidding and Award Services	3,500.00			-	3,500.00
	Direct Cost items EST					
	Printing, Mileage	1,000.00	91.50		91.50	908.50
	Soil Scientist Army Corps Forms	750.00	825.00		825.00	(75.00)
	Soil Boring & Report	3,250.00	3,113.00		3,113.00	137.00
	<b>TOTAL</b>	<b>103,000.00</b>	<b>91,529.50</b>	<b>1,500.00</b>	<b>93,029.50</b>	<b>9,970.50</b>

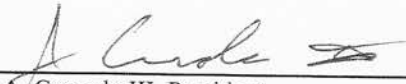
\*additional services based on actual payroll cost times 3.0 and/or actual cost plus 10% outside services

**TOTAL DUE THIS INVOICE**

**\$1,500.00**

CARDINAL ENGINEERING ASSOCIATES, INC.

APPROVED: TOWN OF HARWINTON, CT

  
Joseph A. Cermola III, President

By: \_\_\_\_\_

Date: \_\_\_\_\_