

**Litchfield Board of Finance  
Regular Meeting Minutes  
May 8, 2023 ~ 7:00 p.m.  
Litchfield Firehouse**

**Call to Order:** Chairman Erich Marriott called the regular meeting to order at 7:00 p.m.

**Members Present:** Erich Marriott, Jim Stedronsky, Richard Quay, Pat Donovan, Patty Dauten, Sam Olmstead (alternate), Matthew Tobin (alternate)

**Members Absent:** Elliot Fuessenich

**Others Present:** First Selectman Denise Raap, Selectman Jeffrey Zullo, Finance Director Amaechi Obi

Chairman Marriott appointed Matthew Tobin as a regular voting member.

**Approval of the 4/27/23 Town Hearing Minutes and 4/27/23 Special Meeting Minutes**

**Motion:** P. Donovan moved to approve both sets of minutes and M. Tobin seconded. All voted aye and the motion passed.

**Public Comment:** None

**Appoint Sam Olmstead to Fill Regular Board of Finance Seat Vacated by Jim Stedronsky as of May 12, 2023:**

Upon J. Stedronsky's resignation as of May 11<sup>th</sup> after the special meeting, E. Marriott asked for a motion to appoint Sam Olmstead as a regular voting member in his place. **Motion:** J. Stedronsky moved the appointment of Sam Olmstead to regular member as of May 12, 2023 upon receipt of his resignation from the alternate board. M. Tobin seconded and asked why he could not be appointed as of today. E. Marriott explained he must wait for J. Stedronsky's resignation effective date of May 11<sup>th</sup> and must submit to the Town Clerk his resignation from the alternate board, as he cannot retain membership on both boards at the same time. Upon voting all voted aye and the motion carried.

**Approval of WPCA Solar Power Purchase Agreement:** Jeff Zullo summarized the solar project planned for the wastewater treatment plant and its benefit to the WPCA and Town. This is the second round of approvals, since the first site was abandoned because of a stand of heritage pines. The second site is more compact and has been approved by Planning and Zoning, Inland Wetlands and the Board of Selectmen. The new site is 150 ft. inside the gate on Stoddard Road and to the right of the driveway. It will require 1 acre of clearing, and 0.7 acres for the array. They will be incorporating work to improve a defective drainage system, so a rain garden will feed into the new drainage system. A recent holdup was due to the financier bailing out because of interest rates, so the developer found alternative financing. This PPA rate is 10.3 cents/kwh, with savings at \$35,000 for the first year with a 1% annual PPA escalator rate for 25 years. E. Marriott said there must be some way to insure that there is an annual certificate of insurance supplied. There were more comments and questions that J. Zullo clarified.

**Motion:** J. Stedronsky moved approval of the Power Purchase Agreement and ground lease between SHR Energy Management, LLC and the Town of Litchfield and Litchfield WPCA. R. Quay seconded, all voted aye and the motion carried.

**Approval of Ground Lease for Litchfield Hills Rowing Club:** D. Raap recapped the original lease and the current proposal. With input from the Park and Recreation Commission, the lease was increased to a more reasonable \$1800/year with 3% escalation each year. The term is 10 years with two five-year renewable options. J. Stedronsky was concerned that the Town would be committed for 20 years, but the Rowing Club

would not be as tied down. D. Raap mentioned that it was Park & Rec's long term plan to include the LHRC at the Town Beach. **Motion:** P. Dauten moved and P. Donovan seconded a motion to approve the ground lease between the Town of Litchfield and the Litchfield Hills Rowing Club, Inc. **Amendment:** J. Stedronsky moved to amend the motion to a ten-year lease limit, and P. Dauten seconded. D. Raap drew their attention to Item 27, Option to Renew, where provision was made for either party to review and renegotiate the lease upon 180 days' notice of expiration of the term. With that clarification, Mr. Stedrosky withdrew his amended motion and Ms Dauten, her second. Voting on the original motion, all voted aye and the motion passed.

**Authorize ARPA Funds Approved for Town Hall HVAC Redirected to PW Grader Bay Roof Replacement:**

**Motion:** R. Quay moved and P. Dauten seconded a motion to approve the use of redirected ARPA funds for a roof replacement in the Public Works grader bay. All voted aye and the motion carried.

**Finance Director's Monthly Report for April:** A. Obi presented the April 2023 revenue report, with 98.9% collected so far, about the same as last year. The educational cost sharing is now 100% received due to a recent receipt. Expenses are at 85%, and he expects no problems with two months left to go.

**Motion:** J. Stedronsky moved and R. Quay seconded a motion to approve the April Finance Director's report as presented. All voted aye and the motion carried.

**New Business**

**a. Financial Transfers:** None

**b. Correspondence:** None

**c. Payment of Bills:** None

**d. Future Agenda Items:** E. Marriott reminded the group of the special meeting to set the mill rate right after the Annual Budget Meeting on May 11<sup>th</sup> at the Intermediate School Auditorium. Matt Dyer will be appointed as an alternate board member once Sam Olmstead's seat is vacated. He should be able to attend as a member at the August meeting.

**Adjourn: Motion:** E. Marriott announced the meeting adjourned at 7:38 p.m.



Ann Combs, Recording Secretary