

Town of Montville Town Council
Special Meeting Minutes
December 23, 2021, 6:00 p.m.

1. Call to Order
Chairman McNally called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call
Present were Councilors Bunnell, Mandler, May, Rix, Yuchniuk, and McNally. Absent was Councilors Caron. Also Present was Mayor Ronald McDaniel.
4. Remarks from the public relating to matters on the agenda with a three-minute limit – *none*
5. Presentations
 - a. Presentation by Adam Teff of Titan Energy for the Montville Landfill Solar Project
Adam Teff from Titan Energy, the procurement partner for energy through CCM (Connecticut Council of Municipalities), thanked the Councilors for inviting him to speak this evening. Mr. Teff explained Titan Energy’s role in helping municipalities with the solar RFP (Requests for Proposal) process. He explained the selection process and methodology for virtual net metering, stating that an RFP was posted, a site visit was held for interested vendors, and proposals were subsequently received and reviewed. Construction may begin during the third quarter of 2022 and be completed by the end of the fourth quarter, 2022. It is estimated that the Town of Montville would be reducing its energy costs by approximately \$45,000.00/year for a period of 20 years. Three proposals were received in the RFP process. All of the installation, construction, operations, construction, etc., is covered by the vendor and is at no cost to the town. The incentive applications for the project are due March 15, 2022.
Town’s Responsibilities to Prepare the Site (Councilor May) – Mr. Teff stated that it is his understanding that gas monitoring on the property would not be necessary. All of the necessary preparation and maintenance of the site, e.g., mowing, debris removal, etc., would be conducted by the vendor.
Post-Contract (Councilor Yuchniuk) – After the 20-year time period, the vendor may either remove the equipment and restore the site at their cost, extend the contract, or the town may decide to purchase the system at the fair market value.
Timing of Installation and Operation (Councilor Mandler) – Solar arrays must receive the permission of Eversource to operate and the timing is dependent upon their schedule. Supply chain issues must also be taken into account. Worst case scenario, the project could take up to 18 months to complete.
6. Appointments and Resignations
 - a. To Consider and Act on a Motion to appoint Nicholas Sabilia to fill a vacancy on the Conservation Commission with a term to expire on June 11, 2022.
Motion made by Councilor Bunnell, seconded by Councilor Rix. Voice vote, 6-0, all in favor. Motion carried.
 - b. To Consider and Act on a Motion to nominate and appoint one of the following candidates to fill a vacancy on the Public Safety Commission with a term to expire on November 14, 2022:

William Bauer	Jonathan Leonard	Raymond Occhialini	Matthew Suarez
Sean Hawkins	Stephen Lougee	Patrick Schafter	

Motion made by Councilor Rix, seconded by Councilor Mandler, to nominate and appoint William Bauer to fill a vacancy on the Public Safety Commission.

Motion made by Councilor Yuchniuk, seconded by Councilor Rix, to nominate and appoint Jonathan Leonard to fill a vacancy on the Public Safety Commission.

Motion made by Councilor Bunnell, seconded by Councilor May, to nominate and appoint Stephen Lougee to fill a vacancy on the Public Safety Commission.

Discussion: Councilor May commented that this was the most outstanding group of candidates he has ever had the pleasure of interviewing and considering for the Public Safety Commission and was disappointed that there were no additional vacancies on the Commission. Roll Call vote.

Voting in Favor of William Bauer: Councilors May, McNally, Mandler, and Rix.

Voting in Favor of Jonathan Leonard: Councilor Yuchniuk.

Voting in Favor of Stephen Lougee: Councilor Bunnell.

William Bauer was appointed to fill the vacancy on the Public Safety Commission with a term to expire on November 14, 2022.

- c. To Consider and Act on a Motion to appoint Russell Wehner to fill a vacancy as an Alternate Member of the Zoning Board of Appeals with a term to expire on November 13, 2023.

Motion made by Councilor Bunnell, seconded by Councilor May. Voice vote, 6-0, all in favor. Motion carried.

- d. To Consider and Act on a Motion to appoint Arthur Montorsi to fill a vacancy as an Alternate Member of the Zoning Board of Appeals with a term to expire on November 13, 2023.

Motion made by Councilor May, seconded by Councilor Bunnell. Voice vote, 6-0, all in favor. Motion carried.

7. New Business

- a. **Resolution #2021-76. THE TOWN OF MONTVILLE HEREBY RESOLVES** to retain the law firm of Halloran & Sage, LLP, as legal counsel for the Town of Montville with a term of December 23, 2021 through December 31, 2023 and further to authorize the Mayor to Execute the Fee Agreement outlined in the proposal submitted by the law firm. (Councilor McNally)

Motion made by Councilor Rix, seconded by Councilor Yuchniuk, to retain the law firm of Halloran and Sage, LLP, as legal counsel for the Town of Montville.

Motion made by Councilor May, seconded by Councilor Bunnell, to retain the law form of Suisman-Shapiro Attorneys-at-Law as legal counsel for the Town of Montville.

Discussion: Councilor May indicated that he would, at the very least, like to interview the law firms, to which Chairman McNally was opposed, stating that the town has worked with both of the reputable firms and their prices are comparable.

Motion made by Councilor May, seconded by Councilor Bunnell, to table the item. Roll Call vote, 2-4. Voting in Favor: Councilors Bunnell and May. Voting in Opposition: Councilors Mandler, Rix, Yuchniuk, and McNally. Motion failed.

Further Discussion: At the Mayor's request, Chairman McNally agreed that any pending matters would continue to be handled by the present (or past) law firm. Councilor Bunnell felt that it was not beneficial to the town to continuously switch law firms unless there were circumstances causing them to do so. Councilor May felt that both of the law firms are reputable and wished to ensure that the selected law firm has the capacity to handle any cases that are introduced as a result of the recent revaluation of properties in the town.

Voting in Favor of Halloran & Sage, LLC: Councilors Mandler, Rix, Yuchniuk, and McNally.

Voting in Favor of Suisman-Shapiro Attorneys-at-Law: Councilors Bunnell and May.

Halloran & Sage, LLC, was selected as the legal counsel for the Town of Montville.

- b. **Resolution #2021-77. THE TOWN OF MONTVILLE HEREBY RESOLVES** to award the engineering services contract to CLA Engineering, Inc. for the Town of Montville and further, to authorize the Mayor to execute an agreement for same. (Councilor McNally)

Motion by Councilor May, seconded by Councilor Mandler. Discussion: Discussion ensued regarding the difficulty in comparing rates due to the numerous categories of professional services. Roll Call vote, 6-0, all in favor. Voting in Favor: Councilors Bunnell, Mandler, May, Rix, Yuchniuk, and McNally. Voting in Opposition: None. Resolution passed.

- c. **Resolution #2021-78. THE TOWN OF MONTVILLE HEREBY RESOLVES** to select Verogy as the contractor for the Montville Landfill Solar Project and authorizes Mayor Ronald McDaniel to execute any and all documents for said project. (Mayor McDaniel)

Motion by Councilor May, seconded by Councilor Yuchniuk. Discussion: The Councilors agreed that the project is a great opportunity for the Town. In response to Councilor Rix regarding the selection of facilities that would benefit from the solar project, Mayor McDaniel stated that the town would investigate the heaviest users of energy, adding that the Town Hall and Public Works buildings would, most likely, be included and other energy credit opportunities, e.g. fuel, would also be investigated. Roll Call vote, 6-0, all in favor. Voting in Favor: Councilors Bunnell, Mandler, May, Rix, Yuchniuk, and McNally. Voting in Opposition: None. Resolution passed.

8. Remarks from the Public with a three-minute limit – *none*

9. Remarks from the Councilors and the Mayor

All of the Councilors and Mayor agreed that there were many good candidates for the Public Safety Commission and wished each other and the public a very Merry Christmas and Happy Holiday.

Councilor May reported that the Conservation Commission has begun cleaning the trails at the Conservation Center and hopes to gather a group of volunteers during Spring 2022 to conduct repairs, etc.

Councilor Bunnell congratulated the Mayor on all of his hard work and efforts in the solar project, which will be a great benefit to the town.

Councilor Mandler and McNally were pleased with the resulting balanced group of Commissioners on the Public Safety Commission.

10. Adjournment

Councilor May, seconded by Councilor Mandler, to adjourn the meeting at 6:40 p.m. Discussion: None. Voice vote, 6-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes T. Miyuki, Recording Secretary for the Town of Montville