

**BOARD OF SELECTMEN
MINUTES
July 27, 2015
Slade Building**

Members present: Daniel Galante, Chair
Raeanne Siegel, Vice Chair
Patrick Girouard
Jeffrey Williams

Members absent: Michael Stauder, Clerk

Staff present: Anita Schiepers, Town Administrator; Jeannette Elsevier, Town Secretary, Margaret Greenlee, Assessors Clerk

Others present: William Homans, Board of Assessors, Harald Scheid Regional Resource Group, Diane Peterson, Regional Resource Group

Meeting was called to order at 6:30 p.m. by D. Galante

Open Session:

Albert Marceau of 80 Lombard Road voiced his concerns regarding the proper and timely removal of dead animals that are left in the road over a pro-longed period of time. Mr. Galante responded by informing Mr. Marceau of the DPW's bi-weekly work log that is submitted which indicated that the dead animal was removed after notification from Rutland Dispatch. Mr. Marceau also asked the board to address the blue boat that is sitting at the bottom of a pond on Brigham Hill. Ms. Scheipers questioned Mr. Marceau as the address of the property and Mr. Girouard said he knew exactly where it was located at the bottom of Brigham Hill. Mr. Marceau recommended using inmate crews to pick up trash along route 68 as there is no cost involved. Ms. Scheipers stated that these items will be discussed with the appropriate staff.

Ed Blanchard asked if there was a building planning study committee for the senior center and public safety building. Ms. Scheipers confirmed that a committee would be formed at a later date. Mr. Blanchard offered to be a committee member and Ms. Scheipers noted it for future reference.

Town Center Committee

Ms. Scheipers informed the board that the office had received letters of interest from a number of people of serving on the committee. Ms. Scheipers reviewed the list of those currently interested and the position that they represented. Ms. Scheipers asked for any recommendations of main street business owners and several recommendations were made including Brekka and Brekka, PJ's diner. Ms. Scheipers said that four residents expressed interest of the (3) Citizen at Large positions. Ms. Scheipers asked the board how they wanted to go about choosing the three out of the four members. She offered several scenarios including that the candidates possibly attend a future meeting so that each one provide a brief bio with their background information. Citizen at Large candidate Brett Duncan was in attendance and offered a brief bio and his desire to be on the committee. Ms. Schiepers said she would reach out to the other candidates to get their information and would hope to have it for the next meeting.

School Committee Task Force

Dan Galante presented an overview of the first school committee task force meeting that he had recently attended. Mr. Galante said that the task force is representatives of the school district and all five towns. The task force recently received the demographic studies of the Quabbin Regional School district enrollment studies for the next 10 to 15 years. The study tells them what the projected student ratios will be from each town, birthing rates, extremely detailed information is provided. The meeting was a basic format where the chairs were selected, agendas were started to discuss the most efficient ways to fund the regional school district including the potential future of school consolidation. Discussions included renewal energy idea involving municipal members with suggestions or recommendations. Mr. Galante felt that this was a positive data gathering session and that they would be meeting monthly, with everyone offering contributions.

Town Administrator Report- See attached

Town Warrant Signatures

Special Town Meeting Ballot signed as presented by board members.

True Green Tax Agreement

Ms. Scheipers stated that True Green (formally Seaboard Solar) had reached out to the town and requested an opportunity to negotiate a tax agreement. The Department of Revenue (DOR) now require Pilot Agreements (payment in lieu of taxes) be referred to as a tax agreements. The components of the agreement are the same, it's the determination of how to take the normal taxation values of the personal property (that is associated with the solar farm) and place that into a twenty (20) year agreement which is the typical agreement term. This type of agreement provides the owner of the solar farm and the town with some predictability in terms of how the taxes are paid through the agreement. Ms. Scheipers recommended the joint meeting with the Assessors to ensure that everyone was comfortable with all the available options that could potentially be put into the agreement. Harald Scheid and Diane Peterson, of Regional Resource Group, were present to review the options and to assist in understanding what the valuation might be for each of the years of the twenty year agreement. Seaboard Solar/True Green provided the Assessors with a great deal of information regarding their development, their estimated profits to be made during the term of their potential agreement. The information provided assisted RRG in determining a value to be considered for annual tax payments under the tax agreement. The Department of Revenue determined that assets of this type need to be valued, as would any other property, and any tax agreement structured has to have an "appraisal basis" for the tax agreement. Assessors have now become more involved in joining forces with the Board of Selectmen to development the agreements. Mr. Scheid reviewed agreement options based on a fair and reasonable valuation. According to Mr. Scheid there are several methods that Assessors can use to value these developments and provided a copy of the Income Approach to Value which is commonly used by Assessors. Options for agreements would include a stack amount vs front end with escalators. It was agreed that to negotiate a tax agreement it would be best to develop a team to review parameters in terms of what should be included in the agreement. Members to include Ms. Scheipers, a member of RRG, a member of the Board of Assessors and a member of the Board of Selectmen and will meet at a later date.

Appointments

Motion: J. Williams

2nd: R. Siegel

To waive the notification period for the hiring of Jacob Hakala as Full-time DPW Laborer

Vote: All in Favor

Appointments to Affordable Housing and Conservation Committee.

Motion: J. Williams

2nd: P. Girouard

To approve the appointments as presented

Vote: All in Favor

Motion: P. Girouard
To authorize Chair to sign Inter/Intra Dept. Transfer as presented

2nd: J. Williams
Vote: All in Favor

FY2016 Selectboard Goals

D. Galante made recommendations of goals that he believed were

- New Contract with Town Administrator
- 250th Committee – 2017 establish as a goal
- Spend \$500,000 grant establish a plan
- Request for qualifications RFQ
- Televising Selectboard's meeting

Motion: Jeff Williams
To adjourn the meeting at 8:07 p.m.

2nd: P. Girouard
Vote: All in Favor

Respectfully submitted,



Jeannette Elsevier
Town Secretary

Approved: 9/8/15

**Board of Selectmen
Meeting Agenda
Slade Building
July 27, 2015**

- 6:30 PM** **Open Session** (If we do not have Open Session items to discuss, other agenda items may be brought forward earlier.)
- 7:10 PM** **Town Center Committee – Review of Volunteer Submittals; Appointments**
- 7:30 PM** **True Green Tax Agreement Discussion with Assessors**
- 7:50 PM** **Town Administrator’s Report**
- 7:55 PM** **New Business:**
- Town Warrant Special Election
 - Appoints
 - Affordable Housing Committee
 - Conservation Commission
 - DPW – Full-Time New Hire
 - FY16 Selectmen Goals
 - Inter/Intra Department Transfers
- 7:35 PM** **Public/Press Question & Answer**

Upcoming Events: **Special Town Meeting August 10, 2015, 7:00PM**

Please note: All times are approximate and subject to change

Chair: Dan Galante
Posted: July 23, 2015 @ 9:50 AM
Revised: July 27, 2015 @ 2:15 PM

To: Hubbardston Board of Selectmen

From: Anita Scheipers, Town Administrator

Date: July 27, 2015

Re: Bi-weekly Town Administrator Report

Note: This is a shortened report due to my being on vacation from July 16 through the 26th.

- 1. Reflectors on Light Poles:** As a result of a discussion at a Board meeting last fall, DPW Director Tim Kilhart has researched options for placing reflectors on the light poles along our town roadways. When first contacted the local representative from National Grid had informed Tim that National Grid would install reflector on the poles themselves; however, National Grid has recently recanted that offer and stated that after much internal discussion, National Grid has decided they cannot afford to purchase and install the reflectors as originally promised. Further, National Grid stated that we cannot purchase the units and install them ourselves as they would face union issues by "outsourcing" the work.
- 2. Abandoned Housing Initiative:** Working with the Board of Health and the Building Commissioner, we have identified three houses that seem to be appropriate candidates to test the state's Abandoned Housing Initiative; one on Hale Road, one on Healdville Road, and one on Natty Pond Drive. This program requires that a home be in violation of health codes due to disrepair causes the home to be open to the elements, or due to septic failures, etc. All homeowners received a letter notifying them that their property is being considered for inclusion in the program. The Board of Health and I will be working with the state to determine next steps in moving these three homes along in the State's process.
- 3. Tax Collector SoftRight Module:** We have begun work with SoftRight (SR) to begin the switch from the old Pointe software to the SoftRight software; which will fully integrate all of our finance offices to the SoftRight financial system. We have just completed the discovery stage which identifies what data we have, and SR is now in the process of establishing a plan as to the best way to convert the data. At this point, we assume that by the end of August, all training of related staff will be completed and the majority of the transition will have taken place. We expect to have the new system up and running shortly thereafter.
- 4. Central Mass Regional Equipment Coalition (CMREC):** The 5 member towns (Hubbardston, Rutland, Barre, Paxton and Auburn) met on July 14th to review the effectiveness of the program and specifically the sharing of the boom-armed brush truck, chipper and related equipment. Hubbardston's DPW staff has been fully trained to use all the equipment, and we have gone through two cycles of use of the truck, and are due to have another 3 weeks with the vehicle in August. Each community is assessed only \$1000 per year for use of the truck. The fund will still have \$9850 in it after all FY16 assessment payments are received. The CMREC meeting approved the purchase of an additional \$2000 in related equipment to increase the efficiency of using the truck and chipper. The committee discussed the feasibility of researching other regional opportunities such as ambulance services and engineering services. If grant funding appears to be available, the group may seek local authority to apply for technical assistance grants from the State to research one of these regional opportunities.

Hubbardston Board of Assessors' Office
Solar Valuation Model

Project ID: TGC Hubbardston LLC (parent company Seaboard Solar), 91 Williamsville Rd, Parcel ID 4/32
Created: July 10, 2015

Income Approach to Value

Acres covered by installed panels and equipment	20
Number of installed panels	0.675
Investment holding period (years)	18%
System capacity (Megawatts AC)	1.064
Estimated system efficiency (%)	0.11
Annual electrical output (Megawatt hours)	49,159
Wholesale rate per kilowatt	99,165
Income from the sale of generated power (DCF average over holding period)	148,324
Income from solar renewable energy credits (SREC) (DCF average over holding period)	
Gross annual income	

Income modifiers

Land lease payment (allowance captured in capitalization rate)

Expenses	
Maintenance and repairs (7%)	3,441
Component replacement (Inverters, etc.) (8%)	3,933
Management (5%)	2,458
Legal/Accounting (3%)	1,475
Insurance (2%)	983
Escrow for decommissioning project (3%)	1,475
Total annual expenses	13,764

Net Operating Income

134,559

Capitalization Rate

0.13000

Allowance for ground lease

0.05670

Allowance for taxes

0.01492

Rate

0.20162

Capitalized income

667,391

Reversion

100,562

Value of Solar Project (income approach)

767,953

Valuation for Assessment

768,000

Fiscal Year 2015 Tax Rate

14.92

Ad Valorem Taxes

11,459

Tax per Megawatt

16,976

Special Tax Agreement (STA) payment (0.675 MW AC @ \$17,000 per MW)

11,475

20-Year Revenue Streams

Electrical Rate Escalation (per year)	3.00%
Annual System Efficiency Loss	0.75%
SRECs Rate per KW (1st 10 Years)	0.285
SRECs Rate per KW (After 10 Years)	0

Revenue Streams

Year	Electrical Generation	PV	SRECs	PV
1	110,918	110,918	301,062	301,062
2	113,382	100,338	307,750	272,346
3	115,796	90,685	314,303	246,145
4	118,159	81,890	320,718	222,274
5	120,473	73,888	326,997	200,553
6	122,736	66,616	333,140	180,815
7	124,948	60,015	339,146	162,898
8	127,111	54,030	345,015	146,652
9	129,223	48,609	350,748	131,937
10	131,285	43,703	356,345	118,622
11	133,297	39,268	-	0
12	135,258	35,261	-	0
13	137,169	31,646	-	0
14	139,030	28,385	-	0
15	140,840	25,447	-	0
16	142,600	22,800	-	0
17	144,310	20,419	-	0
18	145,970	18,278	-	0
19	147,579	16,354	-	0
20	149,138	14,625	-	0
21	150,647	13,073	-	0
Totals	2,779,867		3,295,225	

\$8410 annually

Solar Project PILOTS and Special Tax Agreements as of June 2015

Municipality	Agreement	Solar Project Owner	Project Size	Project Location	Date Signed	Amount & Terms	Years	\$ Per MW
Ashburnham	PILOT	Integrus MA Solar LLC	3 MW AC	60 Murray Road (Parcel 18-5B)	10/11/2013	\$60,000 per year	20	\$20,000
Bolton	Special Tax Agreement	Syncairpha Bolton LLC	6 MW DC	Bolton Orchards, 125 Still River Rd (Parcel 6A/4.0)	2/14/2013	% of Gross Electricity Revenues: years 1-7 = 11%, years 8-16 = 9%; years 17-26 = 7%	26	
Hubbardston	PILOT	KS Solar Six LLC	2.5 MW DC	Williamsville Rd (Parcel 4-31)	12/2/2013	\$12,500 per year per MW DC = \$31,250 per year with 2% annual increase	20	\$12,500
Hubbardston	PILOT	SunE Hubbardston Solar LLC (was Nexamp, then Sun Edison)	3.3 MW DC	Pitcherville Road (Parcel 3-60)	5/6/2013	\$12,500 per year per MW DC = \$41,250 per year with 2% annual increase	20	\$12,500
Lancaster	PILOT	Integrus MA Solar LLC (was Brockelman Rd Solar I LLC)	4 MW DC	Brockelman Rd (Parcel 23/6)	2/11/2013	\$32,000 per year with 2.5% increase in years 5, 10, 15, 20	20	\$8,000
Lancaster	PILOT	EDF Lancaster Solar LLC (was UGT Renewable Energy)	4.9 MW DC	Shirley Rd, Lancaster Rd (Parcels 5/55, 5/55A, 5/55B, 6/55A, 6/55B)	5/6/2013	\$39,200 per year with 2.5% increase in years 5, 10, 15, 20	20	\$8,000
Lunenburg	PILOT	Nugen Capital Management	3.1 MW DC	651 Chase Rd (Parcel 21/2)	8/13/2013	\$18,818.47 per MW DC per year = \$58,337 per year, no increases	20	\$18,818
Lunenburg	PILOT	Nugen Capital Management	1 MW	265 Pleasant St (Parcel 97/90)		\$18,818.47 per MW DC per year, no increases	20	\$18,818
Rutland	PILOT	Nexamp	6 MW DC	Pleasantdale Road (Treasure Valley Scout Reservation)	11/6/2012	\$72,000 per year with 2% annual increase	20	\$12,000
Sterling	PILOT	CES Sterling LLC	2 MW AC	12 Willes Road (Parcels 88/20, 88/10, 90/7)	4/24/2013	\$22,500 annual amount	20	\$11,250
Sterling	PILOT	Pandolf-Perkins	1.1 MW	2 Old Princeton Road (Parcel 104/2)		FY12-13-14=\$17,865; FY15 to FY2021 = \$6,000 per year	10	\$6,000
Sudbury	PILOT	Solar Sudbury One LF LLC (Ameresco Inc)	1.5 MW	20 Boston Post Rd (Parcel K12-0002)	6/18/2013	\$7,000 per year		\$4,667
Winchendon	PILOT	Sun Edison (was Nexamp)	1.9 MW AC	Spring St (Parcels 9/46, 9/340, 9/34)	11/26/12; amended 2/10/14	\$23.33 per kW x 1900 kW = \$44,333 per year	20	\$23,333

Appointments for July 27th , 2015 Meeting

Ad hoc Affordable Housing Committee

Vincent Ritchie, Chair

Catherine Ritchie

MaryAnn DiPinto

Thomas Robinson

Peter Carmosino

Dennis O'Donnell

Conservation Commission

Rick Green

Montachusett Regional Planning Commission

MaryAnn DiPinto (Rep/Planning Board)