

**Board of Selectmen  
Regular Meeting  
February 4, 2020 — 5:00 PM  
TOWN HALL  
MINUTES**

**Members Present:** First Selectman Kevin Cwikla, Selectmen Kathleen Smith and Glen Coutu

**Others Present:** Library Board of Trustees Chair Cathe McCall; Patricia McCarthy of the Economic Development Commission and other EDC members; Town Planner Phil Chester; Library Director Matt Earls; Senior Accountant Valerie Belles; Highway Foreman Jay Tuttle; Facilities Director/Building Official Jason Nowosad; Administrative Assistant Bernard Dennler; Bruce Goldstein of Paradise Agency

**1.0 Call to Order**

First Selectman K. Cwikla called the meeting to order at 5:02 PM.

**2.0 Public Forum**

There were no public comments.

**3.0 Correspondence**

**3.1 Letter from Troop K regarding monthly activities**

The Selectmen reviewed the letter.

**3.2 Police activity report**

The Selectmen reviewed the report.

**3.3 Safety Committee Report**

The Selectmen acknowledged receipt of the annual Safety Committee Report. K. Cwikla noted it is scheduled for discussion and possible action later on the agenda.

**3.4 Cemetery Commission TIP Report**

The Selectmen reviewed the report on cemetery spending and agreed to talk about TIP more as part of the warned agenda.

**3.5 Resignation of Diane McCall (R) from the Library Board of Trustees**

The Selectmen acknowledged receipt of the letter from Town Clerk Mary Ellen Wieczorek, stating that she had received the resignation of Diane McCall, effective January 14, 2020. The Board of Selectmen must fill the vacancy with a member of the same political party within 90 days of January 14, 2020.

**4.0 Financials**

**4.1 Monthly budget reports**

The Selectmen reviewed the monthly budget reports.

**5.0 Consent Agenda**

K. Smith requested that item 5.1a be struck from the Consent Agenda so that it may be amended. The item was struck.

*K. Smith MOVED to adopt the Consent Agenda as amended:*

**5.1 Approval of Minutes**

*Approve the following minutes:*

- a. ~~January 7, 2020 Regular Meeting~~*
- b. January 8, 2020 Special Meeting*
- c. January 17, 2020 Special Meeting*
- d. January 22, 2020 Special Meeting*

**5.2** *Authorize the First Selectman to sign a contract renewal with Dime Oil for FY 2020-2021 at a rate of \$1.9900 for heating oil, \$1.9935 for diesel fuel, and \$1.7795 for 89 Octane Gasoline*

**5.3** *Authorize the First Selectman to sign the Farm Viability Grant Resolution with the Department of Agriculture (Included as Attachment A to these Minutes)*

**5.4 Appointments**

- a. Re-appoint Harry W.K. Anderson and Dennis Greci to the Solid Waste Commission, terms to expire February 1, 2023*
- b. Re-appoint Marc Cohen to the Economic Development Commission, term to expire February 1, 2025*
- c. Re-appoint Pat McCarthy to the Economic Development Commission, term to expire February 1, 2022*
- d. Appoint Chris Condit to the Solid Waste Commission, term to expire February 1, 2021*
- e. Appoint Tony Tyler (D) to fill a vacancy as an alternate to the Board of Finance, with a term to expire November 16, 2021*

**5.5 Tax Refunds**

<i>Toyota Lease Trust</i>	<i>\$483.10</i>
<i>VW Credit Leasing Ltd</i>	<i>\$273.19</i>
<i>CCAP Auto Lease Ltd</i>	<i>\$326.78</i>
<i>Oliver Road Properties LLC</i>	<i>\$82.67</i>

*G. Coutu SECONDED.*

**MOTION CARRIED 3:0**

**6.0 New Business**

**Discuss and act upon:**

**6.1 Economic Development Commission recommendation to Board of Selectmen on Tax Incentive Application**

Pat McCarthy discussed the history of the EDC tax abatement program. She said the commission created the tax abatement program to improve the environment for certain kinds of business development in Lebanon. She said that the 2010 POCD called for the creation of a tax incentive program. In 2017, work began on creating the tax abatement incentive for new development, including agricultural businesses, in Lebanon. She stated that the initial development phase can

be costly for businesses and the incentive provides an abatement of taxes during this phase. She said the EDC drafted a policy and previously presented it to the Board of Selectmen and Board of Finance.

P. McCarthy said the EDC has received and evaluated an application from the Paradise Agency for a tax incentive under the program for the construction of new senior housing as "Gan Aden Phase II." She said that the EDC strongly recommended authorizing the tax incentive which now must be evaluated by the Board of Selectmen. Upon the recommendation of the Board of Selectmen, the proposal would be sent to Town Meeting.

K. Cwikla asked if P. McCarthy has personal experience as a business owner with a similar tax incentive program. She said yes, noting it was through the Town of Colchester. She applied under the Colchester tax incentive and received it. This was critical for her business to get off the ground in the early years, she stated.

B. Goldstein of the Paradise Agency discussed the history of Gan Aden. Paradise Agency initially purchased land from the Town of Lebanon for the construction of senior housing. He said the land had some issues, including rocky ledge that complicated construction of the housing. He said they were hesitant to go forward with a second phase, but he stated there is a desire for more housing and that Town Planner P. Chester had approached Paradise Agency about how the Town could work with them to build new units.

G. Coutu asked whether they had a similar incentive for Phase I. B. Goldstein said there was no tax incentive at the time. P. Chester said the building fees were waived and the property was sold at a rate lower than its assessed value, so there was an incentive in that regard. However, the tax abatement incentive program did not exist at that time.

*K. Cwikla MOVED to adopt the Resolution, included as Attachment B to these Minutes, recommending the tax abatement incentive for Paradise Agency for the construction phase of Gan Aden Phase II and to refer the proposal to Town Meeting for a vote. K. Smith SECONDED.*

MOTION CARRIED 3:0

## **6.2 Award contracts for the harvesting of hay and corn on Town-owned properties**

Administrative Assistant B. Dennler read the bids for the three packages of hay and/or corn harvesting at various Town properties. Bid A was for planting and harvesting corn on 10 acres of Town-owned land adjacent to the Solid Waste Facility. There were three bids on Bid A. High bid was Square A Farm at \$950.00 for 2020 and \$950.00 for 2021.

Bid B was for the harvesting of 19 acres of standing hay located at Town-owned land adjacent to the Solid Waste Facility. There were two bids on Bid B. Square A Farm was the high bid at \$1,500.00 for 2020 and \$1,500.00 for 2021.

Bid C was for the harvesting of 2.75 acres of standing hay located at the Lebanon Fire Safety Complex and 6.5 acres of standing hay at the Lebanon Senior Center. Square A Farm was the high bid at \$790.00 for 2020 and \$790.00 for 2021.

*K. Cwikla MOVED to award Bid A, Bid B, and Bid C for the Harvesting of Hay and Corn at Town-owned Properties for the 2020 and 2021 growing seasons to Square A Farm which posted the highest bid for all three contracts. K. Smith SECONDED.*

MOTION CARRIED 3:0

*K. Smith MOVED add Item 6.13 "Discuss and Act Upon Accepting the Farm Viability Grant" and to adjourn the order of agenda to take up the item at this time. K. Cwikla SECONDED.*

MOTION CARRIED 3:0

*K. Smith MOVED add Item 6.14 "Discuss and Act Upon Possible Hire of a Library Employee" and to adjourn the order of agenda to take up the item at this time. K. Cwikla SECONDED.*

MOTION CARRIED 3:0

**6.3 Jonathan Trumbull Jr. House Museum Transfer**

B. Dennler stated that although the House's ownership has been transferred, the Jonathan Trumbull Jr. House Museum Board is continuing to meet as a Town body. He noted it is established in the Charter as a Board. He stated town counsel attorney Catherine Marrion of Waller, Smith, and Palmer recommended the Board of Selectmen go to Town Meeting to repeal the ordinance which created the JTJRH Museum Board. That would dissolve the LLC. At the next Charter Revision, references to the Board could be removed.

*K. Cwikla MOVED to send to Town Meeting an "An Ordinance Repealing the Ordinance Designating the Board of the Jonathan Trumbull Jr. House Museum, LLC and Dissolving the Museum Board of Trustees." G. Coutu SECONDED.*

MOTION CARRIED 3:0

**6.4 Sending to Town Meeting the recommendation to transfer the remaining checking account balance of the Jonathan Trumbull Jr. House operating fund 215, net of any fund liabilities, to the Lebanon Historical Society**

V. Belles stated that a checking account had been discovered with funds intended for the Jonathan Trumbull Jr. House. The account was not known to the Finance Office or Board of Selectmen at the time of the Town Meeting which authorized the transfer of the House and the associated endowment. K. Smith asked about the balance of the account. V. Belles said the current balance of the account is about \$42,000.00.

G. Coutu asked for documentation regarding the origin of the funds. She stated the funds in this account appear to be from donations written by Hugh Trumbull Adams. G. Coutu said there needs to be more documentation that proves all of the funds in the account were specific to the Jr. House. V. Belles said she would reach out to Bank of America to get more information about the account. G. Coutu stated the restrictions on its transfer need to be the same as those on the Jr. House endowment.

The Selectmen agreed to refer the transfer to Town Meeting, anticipating that documentation on the funds would be available prior to the Town Meeting date.

*K. Smith MOVED to send to Town Meeting a recommendation to transfer the remaining checking account balance of the Jonathan Trumbull Jr. House operating fund 215, net of any fund liabilities, to the Lebanon Historical Society. K. Cwikla SECONDED.*

MOTION CARRIED 3:0

**6.5 TIP Budget with Facilities Director**

J. Nowosad presented the TIP list with items still pending for the remaining fiscal year. The total projected remaining expenses to be \$159,000. He noted some projects are unlikely to actually be completed in the current fiscal year. He also shared projects that are expected for the next several years. V. Belles presented an interactive TIP spreadsheet she developed in Excel.

G. Coutu discussed the need to track how TIP items move from TIP to Capital when they go over the dollar threshold. He said it is important to avoid keeping projects from disappearing all together.

The Selectmen agreed on the need to proceed with the HVAC projects for the Town Hall and the Fire Safety Complex this fiscal year.

NO ACTION TAKEN

**6.6 Buildings and Grounds Budget with Facilities Director**

J. Nowosad discussed the requested budget for Buildings and Grounds, Account 431, for Fiscal Year 2020-2021. He stated that custodial services went up due to the cost of the contract the Town signed due to lack of interested vendors for the current fiscal year.

NO ACTION TAKEN

*K. Cwikla MOVED to adjourn the order of agenda and to take up items 7.1 and 7.2 at this time. G. Coutu SECONDED.*

MOTION CARRIED 3:0

**6.7 Safety Committee Report**

B. Dennler, who serves as Chair of the employee Safety Committee, discussed the committee's 2019 report to the Selectmen. He stated that the report includes many items which were remediated in 2019 as well as safety issues that are still outstanding. The quantity of items was due to a reconstitution of the committee to be compliant with the Worker's Compensation Commission's recommendations in 2018, which led to new items being brought to the committee's attention by new members, and due to the Fire Marshal inspections of Town facilities which do not appear to have been conducted with written transmitted reports in many years, he said. The Committee Report recommended that the Selectmen require Fire Marshal inspections to be transmitted on a regular basis, either in line with state statute for the buildings or a stricter standard if the Selectmen felt it was necessary.

K. Smith asked how frequently these inspections need to take place legally. She noted that infrequent inspections can mean more items that need to be corrected in a short period of time. J. Nowosad said that it depends on the facility and that a place of assembly should be done yearly while other facilities can be done every three years. K. Smith suggested that the library and Senior Center need to be considered places of assembly. She said those inspections should be done annually.

G. Coutu also noted that infrequent inspections can lead to more costs incurred over a short period of time when they do occur. The Selectmen discussed whether to adopt a policy on the frequency of inspections.

They agreed that the First Selectman's Office shall request Fire Marshal inspections on an annual basis to be transmitted as a written report.

NO ACTION TAKEN

**6.8 Authorize First Selectman to sign contract for expanded drug testing services with Gregory and Howe as part of federal clearinghouse**

B. Dennler explained that the Town is legally required to participate in the new federal clearinghouse for drug testing results. He said the cost is \$20.00 per driver per year. K. Smith asked if the drivers are responsible for paying for the tests themselves. K. Cwikla said no because the testing is random. G. Coutu asked which budget the testing services will come from. B. Dennler said the Senior Van program and DPW would each cover their own drivers respectively.

*K. Cwikla MOVED to authorize the First Selectman to sign a contract for expanded drug testing services with Gregory and Howe as part of the federal clearinghouse. G. Coutu SECONDED.*

MOTION CARRIED 3:0

**6.9 Sending to Town Meeting a Resolution to authorize the Lebanon Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Heating Oil Tank at Lyman Memorial High School**

J. Nowosad stated that the quote recently obtained by the school from Anchor was not in line with the information they had previously been provided by Kropp on the cost for the heating oil tank. He said he spoke with Sally Kropp and she affirmed that she recalled a significantly lower quote for the work. Given the requirements for the state grant, which would require forming a Building Committee, the Selectmen discussed whether it was appropriate to send to Town Meeting without more information. J. Nowosad said he would try to obtain an updated quote from Kropp. The Selectmen agreed to table the conversation and not to send a resolution to Town Meeting without more information.

NO ACTION TAKEN

**6.10 Sending to Town Meeting a Resolution that a Building Committee be hereby established as the building committee with regard to the Heating Oil Tank at Lyman Memorial High School, further**

resolving that the committee shall be composed of a certain number of members with terms to expire

NO ACTION TAKEN

- 6.11 Sending to Town Meeting a Resolution to authorize at least the preparation of schematic drawings and outline specifications for the Heating Oil Tank at Lyman Memorial High School**

NO ACTION TAKEN

- 6.12 Calling a Special Town Meeting for February 24, 2020 at the Lyman Memorial High School Auditorium at 7:30 PM**

G. Coutu asked that the draft Town Meeting notice be updated to specify that the Tax Abatement recommendation applies only to the project currently known as "Gan Aden Phase II" by the Paradise Agency.

*K. Cwikla MOVED the following: Pursuant to Connecticut General Statutes Section 7-1, et seq., public notice is hereby given to the Electors and those qualified to vote at town meetings of the Town of Lebanon that a Special Town Meeting will be held on Monday, February 24, 2020 at 7:30 P.M. in the Lyman Memorial High School Auditorium, 917 Exeter Road (Route 207) Lebanon, Connecticut, to consider and act upon the following:*

- 1. Consider and act upon adopting "An Ordinance Repealing the Ordinance Designating the Board of the Jonathan Trumbull Jr. House Museum, LLC and Dissolving the Museum Board of Trustees"*
- 2. Consider and act upon authorizing the transfer of the remaining checking account balance of the Jonathan Trumbull Jr. House operating fund 215, net of any fund liabilities, to the Lebanon Historical Society*
- 3. Consider and act upon on the adoption of the Town of Lebanon Tax Abatement Program to encourage development of new senior housing in Lebanon, Gan Aden Phase II, as recommended by the Board of Selectmen at its February 4, 2020 meeting*

*G. Coutu SECONDED.*

MOTION CARRIED 3:0

- 6.13 Farm Viability Grant**

Town Planner P. Chester said the grant from the Department of Agriculture was smaller this year than previously, but the Town would still receive \$6,500.00 from the Department. He said this funding pays for the Lebanon Farmers' Market and the Conservation and Agriculture Newsletter. He said this year the Town would be printing the Newsletter in-house to save on printing costs.

*G. Coutu MOVED to authorize the First Selectman to accept the Farm Viability Grant from the Department of Agriculture in the amount of \$6,500.00. K. Smith SECONDED.*

MOTION CARRIED 3:0

- 6.14 Possible Hire of Library Employee**

Library Director M. Earls stated he would like to hire a new program coordinator as the previous program coordinator has taken the position as Youth Services Librarian. He said the position is less than 19 hours per week and would likely be 12-17 hours per week. K. Smith asked whether the position is responsible for adult program coordination. M. Earls said the library staff acts as

team and the position would run a lot of the adult programs but may also run some youth-oriented programs. He said he has interviewed a candidate that he would like to hire.

K. Cwikla asked if the position is new. M. Earls said the position was created in September by the Library Board of Trustees. G. Coutu asked if the position was budgeted for. C. McCall said the position was created as a sort of temporary position, but the retirement of the previous Youth Services Librarian has given the Library the budget to fund both positions, partly because the pay rate for a newly hired Youth Services Librarian is lower, per the Union contract, than the employee who had retired. G. Coutu asked how much the difference is. B. Dennler said that after six months the recently hired Youth Services Librarian will make about a dollar less than the retired employee was making. G. Coutu said he did not think that difference alone was enough to cover a new position.

C. McCall said the Library Board of Trustees has approved their recommended budget for 2020-2021 which includes the new program coordinator. She said this recommended budget represents less than the standard 2 percent increase from the current fiscal year.

K. Cwikla cautioned that the collective bargaining agreements are up for negotiation this year. He said that the Board of Selectmen cannot guarantee at this time that salaries for union library employees will only increase by two percent. If the increase is higher, it could throw off their budget plan for 2020-2021.

K. Cwikla asked what C. McCall's recommendation is. She said the Library needs the staff. G. Coutu raised the possibility that the position could be budgeted out when the new fiscal year starts and the newly hired program coordinator laid off at that time, creating an unemployment liability for the Town.

K. Cwikla said he understands and supports the concept of the position, but he is worried about making the hire for a new position when there is still uncertainty about the budget for next year. K. Cwikla said his recommendation was to table the hire until going to the Board of Finance. G. Coutu suggested retaining services on a temporary basis as a 1099 independent contractor for contracted consulting.

K. Cwikla said they need to table the discussion until the next month unless the Library Board of Trustees wants to contract for contractual services on a temporary basis. G. Coutu said he was not comfortable authorizing a hire at this time. K. Smith and K. Cwikla agreed.

#### NO ACTION TAKEN

#### **7.0 Old Business**

**Discuss and act upon:**

#### **7.1 Department of Public Works 2020-2021 Budget**

J. Tuttle said salaries for the budget include an increase of approximately \$80,000 which includes projected overtime costs. This was based on an improved projection of overtime costs from the previous year. He said all other line items are within a two percent increase except for Miscellaneous Contractual Services. He said repairs of vehicles and equipment were high in the



2018-2019 fiscal year, but as significant repairs have already been, a standard two percent increase has been requested. However, J. Tuttle noted it is still an aging fleet.

V. Belles said the increase in the contractual services line item appears because the budget for that line item was cut by approximately \$60,000 in the previous budget cycle as the Selectmen and Board of Finance intended for them to be booked to TIP under a new policy. However, the policy was never finalized and therefore the line item reflects the restoration of the funds cut the previous year plus some additional expenses. J. Tuttle discussed the new contractual expenses including the cost of wash bay maintenance per DEEP regulations related to groundwater.

J. Tuttle said the snow removal budget is coming in under so far due the lack of snow thus far in the season. He said he anticipates some savings there. G. Coutu said if they do come in under budget at the end of snow season that he can use the funds to purchase snow supplies for the next season.

They also discussed funding for unimproved roads. J. Tuttle said the state has not issued funds yet for the current fiscal year and the balance in that account is just over \$5,000. He said that Town Aid Road funds from the state, usually about \$300,000, goes partly to the unimproved road fund to purchase material. This represents 12 percent of the town's TAR funding, but J. Tuttle requested the amount allocated to unimproved road fund be increased to 16 percent.

G. Coutu said he supported the increase from 12 to 16 percent. He asked that V. Belles investigate whether there is a state formula that shows how the Town must appropriate this funding.

They also discussed highway and paving improvements. J. Tuttle said he had initially proposed \$585,000.00 but said that included paving at the Fire Safety Complex parking lot, but he said understood that the Selectmen wanted to pave the FSC out of TIP. G. Coutu said that was based on a personal misunderstanding of his. G. Coutu reaffirmed that it needs to come out of the paving account. J. Tuttle said the paving project will likely cost much less than the \$125,000 originally estimated. K. Smith asked if J. Tuttle could provide an estimate of how much less it might be. J. Tuttle said he was more comfortable with an estimate of \$100,000.

G. Coutu said even though it should all come from the same fund, they will request them separately when presenting to the Board of Finance as \$460,000 for the paving and \$100,000 for the paving of the FSC parking lot.

Lastly, J. Tuttle asked if the Selectmen had questions about the equipment budget. The Selectmen agreed to discuss this at a future meeting.

#### NO ACTION TAKEN

#### **7.2 Paving Contract**

J. Tuttle said Abbey's is offering to extend the Town's current paving contract. K. Cwikla asked about bidding and the rates. G. Coutu said this is the current holder of the contract who is holding the rates.

*K. Cwikla MOVED to extend the Abbey's Contracting paving contract for 2020. K. Smith SECONDED.*

MOTION CARRIED 3:0

*G. Coutu MOVED to adjourn the order of agenda and to add Item 7.3 "Discuss and Act Upon: FEMA Update." K. Smith SECONDED.*

MOTION CARRIED 3:0

### **7.3 FEMA Update**

G. Coutu asked for a status update regarding FEMA and the outstanding bridge repairs at Smith and Randall Road. B. Dennler said that the Smith Road project had been moved to its obligation phase from FEMA, but Randall Road was still in limbo. K. Cwikla said he had been in touch with Brandon Handfield, the town's engineering consultant, this week about the bridges. B. Handfield said the Town can go out to bid for construction of the bridges for the projects to be completed this year. A full 75-25 cost share is now expected for Smith Road although a DEEP certification is still needed to obtain final funding. Funding regarding Randall Road is less certain. It is unlikely the Town will receive the full cost share, but some funding is still possible. However, there is not a need to delay the bid and construction process further.

The Selectmen agreed to work with B. Handfield to initiate the bidding process.

NO ACTION TAKEN

### **8.0 Approval of Minutes**

#### **8.1 Approval of Minutes of the January 25, 2020 Special Meeting — G. Coutu not present**

*K. Smith MOVED to approve the Minutes of the January 25, 2020 Special Meeting. K. Cwikla SECONDED.*

MOTION CARRIED 2:0 with G. Coutu abstaining

*K. Smith MOVED to adjourn the order of agenda and take up "Approval of Minutes of the January 7, 2020 Regular Meeting" as Item 8.2.*

MOTION CARRIED 3:0

### **8.2 Approval of Minutes of the January 7, 2020 Regular Meeting**

*K. Smith MOVED that the minutes of the January 7, 2020 Regular Meeting be amended under Item 7.2 "FEMA Update" to reflect that "K. Cwikla, K. Smith, and G. Coutu agreed on the need to get the bridges done in 2020" and to approve the minutes as amended. K. Cwikla SECONDED.*

MOTION CARRIED 3:0

### **9.0 Executive Session**

*K. Cwikla MOVED to enter Executive Session for a personnel discussion regarding performance and salary of Building Official and to invite Building Official Jason Nowosad to participate. G. Coutu SECONDED.*

MOTION CARRIED 3:0

**9.1 Executive Session per State Statutes Section 1-200 (6) (A): Personnel discussion regarding performance and salary of Building Official**

Executive Session began at 8:15 PM. The Selectmen returned to Public Session at 8:24 PM.

**10.0 Adjournment**

*K. Cwikla MOVED to adjourn at 8:24 PM. G. Coutu SECONDED.*

MOTION CARRIED 3:0

Respectfully submitted,

Bernard W. Dennler III  
Administrative Assistant

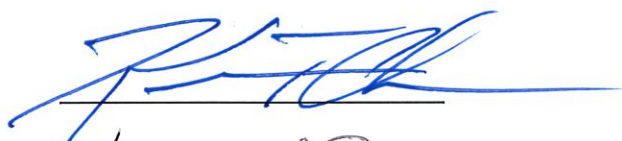
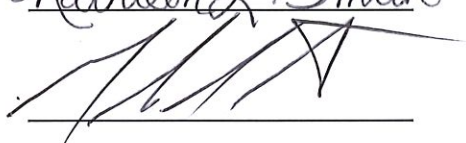
**TOWN RESOLUTION**

**BE IT RESOLVED** that it is in the best interest of the Town of Lebanon to enter into contracts with the Connecticut Department of Agriculture.


**IN FUTHERANCE OF THIS RESOLUTION**, the Honorable Kevin Cwikla, First Selectman is duly authorized to enter into and sign said contracts dated 2020 on behalf of the Town of Lebanon. The Honorable Lebanon First Selectman Kevin Cwikla is further authorized to provide such additional information and execute such other documents as may be required by the State of Connecticut in connection with said contracts and to execute any amendments, rescission, and revisions thereto.

**THE TOWN CLERK IS AUTHORIZED** to impress the seal of the Town of Lebanon on any such document, amendment, rescission or revision.

**ADOPTED BY THE BOARD of SELECTMEN, THIS** 4 **th DAY OF** February, 2020.

  
Kathleen L. Smith  


I, Mary Ellen Dreborg (name), the Clerk of the Town of Lebanon, do hereby certify this to be a true copy of the resolution duly adopted at the Town Council meeting on February 4, 2020 (date) and that it has not been rescinded, amended or altered in any way, and that it remains in full force and effect.

  
 (Name), Clerk

02/06/2020  
 Date

PUT TOWN SEAL HERE

## TOWN OF LEBANON RESOLUTION

**WHEREAS** the Town of Lebanon Economic Development Commission has adopted a Tax Abatement Program pursuant to Connecticut General Statutes Section 12-65b, (the "Program"), to attract new senior housing development, by offering temporary relief from local property taxes to foster strategic economic growth; and

**WHEREAS**, discussions between a developer and the town concerning a proposal to construct new senior housing consisting of six (6) residential dwelling units on a parcel of land off Doctor Manning Drive, more fully described in Schedule A (the "Property"), to be known as Gan Aden of Lebanon Phase II (the "Project"), are underway; and

**WHEREAS**, the Town's Economic Development Commission and Board of Selectmen recommend to Town Meeting that it adopt the Program to incentivize said developer to undertake the Project; and

**WHEREAS**, it is in the best interest of the Town of Lebanon to encourage and support the development of the Project by adopting the Program.

### **NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town of Lebanon Tax Abatement Program is hereby adopted, pursuant to which the developer of the Project shall receive the following abatement of local real property taxes beginning upon final assessment for the Project as completed:

Year One:	75% abatement of assessed value of cost of improvements
Year Two:	50% abatement of assessed value of cost of improvements
Year Three:	25% abatement of assessed value of cost of improvements

**FURTHER RESOLVED** that the Tax Abatement Program is subject to the following conditions:

1. Construction shall begin within two (2) years of approval of the Program at Town Meeting, unless an extension is authorized by the Board of Selectmen in its sole discretion, in writing.
2. Construction shall be completed within two (2) years after a building permit is issued, unless an extension is authorized by the Board of Selectmen in its sole discretion, in writing.
3. During the period of participation in the Program, if said developer becomes delinquent in municipal taxes or fees, ceases its operations, or declares or is subject to involuntary bankruptcy, then all tax incentives offered under the Program shall be forfeited and said developer shall reimburse the Town of Lebanon for those taxes that would have been assessed had said developer not participated in the Program;
4. Participation in the Program cannot be assigned, transferred or sold without express written consent of the Board of Selectmen, which consent shall be in the sole discretion of the Board of Selectmen; and
5. The project shall comply with all applicable health, wetlands, planning, and zoning regulations.

**FURTHER RESOLVED**, that the Lebanon First Selectman is hereby authorized and directed to enter into a written agreement with said developer on the terms and conditions set forth herein.

**ADOPTED BY THE BOARD of SELECTMEN, THIS** 4 **th DAY OF** February 2020.



Kathleen L. Smith



I, Mary Ellen Diezbeck (name), the Clerk of the Town of Lebanon,  
do hereby certify this to be a true copy of the resolution duly adopted at the Town Council meeting on  
February 4, 2020 (date) and that it has not been rescinded, amended or altered in any  
way, and that it remains in full force and effect.

Mary Ellen Diezbeck  
(Name), Clerk

02/06/2020  
Date

PUT TOWN SEAL HERE

