



STATE OF CONNECTICUT • COUNTY OF TOLLAND  
INCORPORATED 1786

## TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
TEL. 860-870-3105 FAX 860-870-3721  
[www.ellington-ct](http://www.ellington-ct)

**Diane H. McKeegan, CCTC**  
*Town Clerk*

**Bonnie Armstrong**  
*Asst. Town Clerk*  
**Donna Hosey**  
*Administrative Clerk*

### SPECIAL TOWN MEETING MARCH 14, 2016

#### MINUTES

Electors and citizen qualified to vote in Town Meetings of the Town of Ellington, Connecticut were hereby warned that a Special Town Meeting was to be held at the Ellington Town Hall, 55 Main Street, Ellington, Connecticut, on Monday, March 14, 2016 at 7:00 pm prevailing time to discuss and vote upon the following:

- To authorize the Town of Ellington to enter into a real estate lease in excess of one (1) year with CEFIA Holdings, LLC of the purpose of installing a solar energy generating system at the Center Elementary School, Crystal Lake Elementary School and Ellington Middle School, and further to authorize Lori Spielman, First Selectman, to execute and deliver any and all documents necessary to effectuate the same, containing terms and conditions approved by the Town Attorney.

The purpose of the Town Meeting is to make minor, technical corrections to the motion passed at the Special Town Meeting on February 25, 2016 concerning a certain Solar Power Purchase Agreement between CEFIA Holdings LLC and the Ellington Board of Education. Specifically, the proposed revised motion will clarify that the Town is not guarantying the Board of Education's obligations under the Solar Power Purchase Agreement as previously contemplated. Rather, the Town is authorized to enter into a real estate lease with CEFIA Holdings LLC, with a term in excess of one (1) year, for the installation of a solar generating energy system on the noted schools.

First Selectman Lori Spielman called the Special Town Meeting to order at 7:20 p.m. and asked for nominations for a Moderator.

MOVED (**Gary Feldman**) SECONDED (**Melinda Ferry**) to nominate John Turner as Moderator.  
All in favor. Motion carried.

Mr. Turner read the entire notice of the Special Meeting as it was published and posted. It is attached to these minutes.

Mr. Turner then entertained a motion as follows:

MOVE TO AUTHORIZE THE TOWN OF ELLINGTON TO ENTER INTO A REAL ESTATE LEASE IN EXCESS OF ONE (1) YEAR WITH CEFIA HOLDINGS LLC OF THE PURPOSE OF INSTALLING A SOLAR ENERGY GENERATING SYSTEM AT THE CENTER ELEMENTARY SCHOOL, CRYSTAL LAKE ELEMENTARY SCHOOL AND ELLINGTON MIDDLE SCHOOL, AND FURTHER TO AUTHORIZE LORI SPIELMAN, FIRST SELECTMAN, TO EXECUTE AND DELIVER ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE SAME, CONTAINING TERMS AND CONDITIONS APPROVED BY THE TOWN ATTORNEY.

MOVED (**Gary Feldman**) Seconded (**Tom Palshaw**) to approve the motion as read.

Discussion:

Richard Malone, 5 Middle Road, asked about costs of the system as well as any tax increases that may occur.

Scott Nicol, Superintendent of Schools, responded explaining that there is zero costs to the Town or the Board of Education.

Matt Mullin, 14 Maplewood Drive and Edward Wysocki, 337 Jobs Hill Road followed with questions about the roof conditions after 20 years, leasing and what CEFIA stands for.

Mr. Nicol explained that CEFIA is a "green bank" or quasi-public agency for the State.

Tim Schneider, 479 Somers Road and representative from Earthlight Technology, the company that will be installing the solar panels, explained the installations. Mr. Schneider said the systems on the flat roofs would be ballasted and the slanted roofs need to have the panels bolted.

Hearing no further comments or questions, Mr. Turner called for a vote.

All in favor. Motion carried.

Meeting adjourned at 7:40 p.m.

Respectfully submitted:  Diane H. McKeegan,  
Town Clerk

• attachment

Received for record: March 15, 2016 @ 11:45 a.m.

RECEIVED

MAR 08 2016



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LORI L. SPIELMAN  
First Selectman

ELLINGTON TOWN CLERK

JAMES M. PRICHARD  
Deputy First Selectman

MELINDA FERRY  
A. LEO MILLER, JR.  
DAVID STAVENS  
RONALD F. STOMBERG  
JOHN W. TURNER

## NOTICE OF SPECIAL TOWN MEETING TOWN OF ELLINGTON

March 14, 2016

Electors and citizen qualified to vote in Town Meetings of the Town of Ellington, Connecticut are hereby warned that a Special Town Meeting will be held at the Ellington Town Hall, 55 Main Street, Ellington, Connecticut, on Monday, March 14, 2016 at 7:00 pm prevailing time to discuss and vote upon the following:

- To authorize the Town of Ellington to enter into a real estate lease in excess of one (1) year with CEFA Holdings, LLC of the purpose of installing a solar energy generating system at the Center Elementary School, Crystal Lake Elementary School and Ellington Middle School, and further to authorize Lori Spielman, First Selectman, to execute and deliver any and all documents necessary to effectuate the same, containing terms and conditions approved by the Town Attorney.

The purpose of the Town Meeting is to make minor, technical corrections to the motion passed at the Special Town Meeting on February 25, 2016 concerning a certain Solar Power Purchase Agreement between CEFA Holdings LLC and the Ellington Board of Education. Specifically, the proposed revised motion will clarify that the Town is not guarantying the Board of Education's obligations under the Solar Power Purchase Agreement as previously contemplated. Rather, the Town is authorized to enter into a real estate lease with CEFA Holdings LLC, with a term in excess of one (1) year, for the installation of a solar generating energy system on the noted schools.

Dated at Ellington, Connecticut, this 7<sup>th</sup> day of March, 2016.

PER ORDER OF THE BOARD OF SELECTMEN

Lori Spielman, First Selectman

Jl: Print March 8, 2016