



TOWN OF NORTON

BOARD OF SELECTMEN

70 EAST MAIN STREET

MUNICIPAL CENTER, NORTON, MASS. 02766

TELEPHONE (508) 285-0210

RECEIVED
NORTON TOWN CLERK
2009 SEP 17 A 11:59

BOARD OF SELECTMEN MINUTES OF MEETING FOR DECEMBER 10, 2009

- I. CALL TO ORDER BY CHAIRMAN: The December 10, 2009 Board of Selectmen meeting was called to order at 7:00 p.m. by Chairman, Mr. Giblin.

A. Roll Call: Chairman, Mr. Timothy Giblin; Messrs. Bradford Bramwell; Robert Kimball; and Robert Salvo. Mrs. Steele arrived at 7:07 p.m. Mr. James Purcell, Town Manager, was also present.

B. Pledge of Allegiance

II. WARRANTS AND MINUTES

A. Approve bills Warrant #34, dated December 10, 2009, in the amount of \$688,619.74
MOTION was made by Mr. Salvo to approve bills Warrant #34, dated December 10, 2009, in the amount of \$688,619.74. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.

B. Approve Minutes – September 3, 2009
September 17, 2009 Executive Session

MOTION was made by Mr. Bramwell to approve the Board of Selectmen Minutes of Meeting, dated September 3, 2009, as written. Second by Mr. Kimball. Vote: Unanimous. MOTION CARRIES.

September 17, 2009 Executive Session

Action: The September 17, 2009 Executive Session minutes will be reviewed/approved at the next Board of Selectmen meeting.

III. LICENSES AND PERMITS

1. 2010 License Renewals

MOTION was made by Mr. Salvo to approve/renew the 2010 Common Vittualler License (CV) of Five Stern Enterprises d/b/a Pizza Tyme, 250 East Main Street (New owner of business). Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.

MOTION was made by Mr. Salvo to approve/renew the 2010 Common Vittualler License (CV) of Uncle Ed's Front Porch, Inc. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.

IV. ANNOUNCEMENTS

V. BUSINESS

A. NEW BUSINESS

1. 7:05 P.M. - Attorney John F.D. Jacobi, III Re: 2010 Class III License renewal of The Estate of James Fitzgibbons (Goosebrook Garage)

Attorney Jacobi of 144 Bank Street, Attleboro, was present on behalf of The Estate of James Fitzgibbons. Attorney Jacobi stated a year had gone by and courts move slowly. Offer to purchase and purchase and sale to Mr. Kenny Gilchrist at deadline; then purchase and sale to Mr. Jeffrey Cook and no sale. Attorney Jacobi discussed pretrial summary and settlement agreement with Mr. Gilchrist and settlement agreement enforced. Court ruled not enforceable (settlement agreement) and offer and that price to Mr. Gilchrist. A clause in purchase and sale agreement and both Mr. Gilchrist and Mr. Cook appealed briefs due in September and reply briefs due in October, and second set. Not sure of outcome of appeals court. Attorney Jacobi said he may be present again next year for another renewal possibly and/or transfer of property. Progress is being made.

Mr. Kimball asked if someone was still running business?

Attorney Jacobi stated Charlie is still selling things.

Mrs. Steele arrived at 7:07 p.m.

Attorney Jacobi said they are working as hard as they can to get it resolved.

Mr. Kimball said Board of Selectmen renewing for exact purpose. Class III facility there and once license transferred Town would like to have some say in the matter.

Mr. Giblin said he believed it was in the best interest of Town to renew license for future.

Attorney Jacobi thanked the Board for their consideration and for 2010 he hoped decision made for Appeals Court. Plan needed and wants to accompany them to hearing and then plan be given to Board of Selectmen. Discussion ensued.

MOTION was made by Mr. Kimball to renew 2010 Class III License of The Estate of James Fitzgibbons (Goosebrook Garage), 36 Dean Street, Norton, MA. Second by Mr. Bramwell. Vote: All In Favor with Mrs. Steele voting "present". (4 In Favor and one present-4:1). MOTION CARRIES.
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Continuation of Class II Licenses:

Trans International Auto Export

Mr. Giblin stated Building Inspector wrote a letter regarding home occupation (no signage and it is a computer-based business). And last year same stipulations were made. Discussion ensued.

MOTION was made by Mr. Kimball to approve the 2010 Class II License Renewal of Trans International Auto Export, 12A Village Way, (New Address), Norton, MA, with continuing/following stipulations (and noted in Trans International Auto Export file). Second by Mrs. Steele. Vote: Unanimous. **MOTION CARRIES.**

Taxi/Livery:

Crown Transportation Service

MOTION was made by Mr. Salvo to approve the 2010 Taxi/Livery License of Crown Transportation Service, 250 Mansfield Avenue, Norton, MA. Second by Mr. Kimball.

Discussion: It was discussed by Board if it was inspected. Mr. Purcell responded, yes.

Vote: Unanimous. MOTION CARRIES.

2. 7:30 P.M. - Joint meeting with Board of Assessors to fill the vacancy created by recent resignation of Risa Dorfman

Mr. Giblin stated a couple of candidates were interested and hoped to set appointment this evening.

Mr. Macek of 5 Horton Drive, Norton, said he has been a Norton resident for just over four years and has his own law practice as an attorney specializing in guardianships and healthcare, and also represents juveniles. He did work for a real estate company and has experience with abatements; appeals and filling out interrogatories. He wanted to give an option to this Board of Selectmen and he would be available for this role.

Mr. Giblin asked if he was interested in this for the short or long-term basis?

Mr. Macek responded, absolutely, a long term commitment. He is staying in Norton, and he is ready and available to be committed.

Mr. Kimball said there were certifications/courses, etc., that would need to be taken.

It was noted there was two years to do this (take courses/certifications, etc.)

Mr. Macek added he does consulting for the State and has a flexible schedule. He is usually here locally during day but has clients out in various parts of Massachusetts.

Assessors stated they needed someone available every other week.

Ms. Nancy Lydon, 6 Myra's Way, said she has been a Norton resident for 16 years as of February 2010. She holds a Bachelor's Degree in Finance, and an MBA in Management, and has been in mortgage lending since 1976. She has taken courses in real estate/estate appraisals. She would like to serve community and has not been working in a year, and would like to make a contribution.

Mr. Giblin asked about her commitment and what would happen if she did become employed?

Ms. Lydon said she could begin training as early as tomorrow as she is ready and would be

available every other week and in the afternoon. Most recently, she has been in sales which allows lots of flexibility.

Barbara Martin, of Assessors Dept., said both candidates are well qualified in profession. Cathy Peterson, former employee in the Assessor's Office, is also ready to go. Ms. Peterson was a candidate from day one and still interested and would run in April and because of her past experience it would be a benefit to Assessor's Office.

Joan DaCosta, Assessor, said tax bills are ready to go out and abatements could be done by Cathy Peterson.

Mr. Giblin said if Cathy Peterson is intersted he had no problem having her being a candidate as well.

Mr. Kimball said Cathy Peterson did come in for an interview in the past, and then there would be at least three very qualified candidates.

Mr. Kimball asked that all three candidates names be voted on:

Vote:

Mr. Bramwell:	voted for Mr. Macek
Mrs. Steele:	voted for Ms. Lydon
Mr. Salvo:	voted for Ms. Peterson
Mr Kimball:	voted for Mr. Macek
Mr. Giblin:	voted for Mr. Macek

Barbara Martin:	voted for Cathy Peterson
Joan DaCosta:	voted for Cathy Peterson

Vote = Tie above between Mr. Macek and Ms. Peterson.

Mr. Giblin said they could discuss this and./or take another vote.

Another vote was taken:

Mr. Bramwell:	voted for Mr. Macek
Mrs. Steele:	voted for Mr. Macek
Mr. Salvo:	voted for Ms. Peterson
Mr Kimball:	voted for Mr. Macek
Mr. Giblin:	voted for Mr. Macek

Outcome of Voting: Mr. Macek received majority of votes.

Mr. Kimball said there were other positions available in Town, and thanked all three candidates for their interest.

3. Vote to recommend award of contracts Re: Cottage Street Water Tower and West Main Street Water Tower Leases

Attorney Laura Pawle of Kopelman & Paige was present and introduced by Mr. Purcell. Mr. Purcell referenced the RFP and stated Attorney Pawl was great in crafting documents, etc. Mr. Purcell gave history of agenda item and spoke of timing of issuance.

Attorney Pawl stated to do this type of thing special legislation and voting by House and Senate necessary for park use and strictly controlled (needs 2/3 approval by State, and approved November 13, 2009). Regarding timing, everything came together; bids came in (first choice and second choices made).

Mr. Purcell further explained.

Mr. Giblin said if approved, an additional \$31,000 in revenue would be incoming. About \$68,000 for both properties with additional \$10,000 from T-Mobil.

Mr. Purcell spoke of \$3.2M estimated income for 30-year period of time.

Mr. Salvo asked about Water Dept.- is that a 30-year lease also?

Mr. Purcell responded it is a ground lease.

Attorney Pawl stated it is a 20-year lease.

Mr. Purcell said some votes for this were prepared.

MOTION was made by Mrs. Steele to recommend the award of the 63 West Main Street Water Tower leases as follows:

A. Location Three – Elevation 180': To the highest bidder, by its stated preference, Bell Atlantic Mobile of Massachusetts Corporation, Ltd., d/b/a Verizon Wireless, with a first year annual lease fee in the amount of Thirty Thousand and No Hundredths (\$30,000.00) Dollars, which amount will be increased each year by an amount equal to a two and one-half (2.5%) percent escalation, as set forth in the attached Form 4 – Price Proposal Form submitted by Bell Atlantic Mobile of Massachusetts Corporation, Ltd., d/b/a Verizon Wireless;

B. Location One – Elevation 190': To the second-highest bidder, by its stated preference, New Cingular Wireless PCS LLC, by and through its manager, AT&T Mobility Corporation, with a first year annual lease fee in the amount of Twenty-Eight Thousand One and No Hundredths (\$28,001.00) Dollars, which amount will be increased each year by an amount equal to a two and one-half (2.5%) percent escalation, as set forth in the attached Form 4 – Price Proposal Form submitted by New Cingular Wireless PCS LLC, by and through its manager, AT&T Mobility Corporation;

- C. Location Four – Elevation 175': To the third-highest bidder, by its stated preference, to Sprint Spectrum, L.P., and Nextel Communications of Mid-Atlantic, Inc., d/b/a Sprint Nextel, with a first year annual lease fee in the amount of Twenty-Six Thousand Four Hundred and No Hundredths (\$26,400.00) Dollars, which amount will be increased each year by an amount equal to a two and one-half (2.5%) percent escalation as set forth in the attached Form 4 – Price Proposal Form submitted by Sprint Spectrum, L.P., and Nextel Communications of Mid-Atlantic, Inc., d/b/a Sprint Nextel; and
- D. Location Five – Elevation 170': To the fourth-highest bidder, by its stated preference, to T-Mobile Northeast LLC, with a first year annual lease fee in the amount of Twenty-One Thousand Six Hundred and No Hundredths (\$21,600.00) Dollars, which amount will be increased each year by an amount equal to a two and one-half (2.5%) percent escalation, plus a one-time Ten Thousand and No Hundredths (\$10,000.00) Dollar contribution due and payable within thirty (30) days of issuance of the building permit, as set forth in the attached Form 4 – Price Proposal Form submitted by T-Mobile Northeast LLC;

- E. Location Two – Elevation 185': No award – site is available;

all for an initial term of ten (10) years and in accordance with the terms and conditions identified in the October 7, 2009, Request for Proposals for Lease of Municipal Property for the Installation and Operation of Personal Communication Service System Facilities, the bids, and a lease to be executed between the parties. Second by Mr. Kimball. Vote: Unanimous.
MOTION CARRIES.

Mr. Purcell referenced Land Swap Bill; Senator James Timilty and Representatives D'Amico, Poirier, and Barrows were sent a letter thanking them for getting bill through.

MOTION was made by Mr. Kimball to recommend the award of the Cottage Street Water Tower lease to MetroPCS Massachusetts LLC, for Location One with a first year annual lease fee in the amount of Thirty-One Thousand and No Hundreths (\$31,000.00) Dollars, which amount will be increased each year by an amount equal to a three (3%) percent escalation as set forth in the attached Form 4-Price Proposal Form submitted by MetroPCS Massachusetts LLC, for an initial term of ten (10) years and in accordance with the terms and conditions identified in the October 7, 2009, Request for Proposals for Lease of Municipal Property for the Installation and Operation of Personal Communication Service System Facilities, the bid, and a lease to be executed between the parties. Second by Mrs. Steele. Vote: Unanimous.
MOTION CARRIES.

Mr. Purcell said there were a couple of other tenants on Cottage Street tower; their leases come up within the next two to three years (Sprint – next year; AT&T – two more years). Mr. Purcell said they will evaluate 63 West Main Street again.

4. Vote to grant a 2:00 A.M. Closing for applicants for the New Year's Eve Celebration
(a) Request of Terry O'Reilly, Trinity Bar and Restaurant, 184 West Main

Street

MOTION was made by Mr. Bramwell to approve/grant a 2:00 A.M. Closing for Terry O'Reilly, Trinity Bar and Restaurant, 184 West Main Street, for the New Year's Celebration. Second by Mrs. Steele. Vote: Unanimous. MOTION CARRIES.

5. Vote hours for the January 19, 2010 Special Election to be 7:00 A.M. to 8:00 P.M.

MOTION was made by Mr. Kimball to approve the hours for the January 19, 2010 Special Election to be 7:00 A.M. to 8:00 P.M. Second by Mr. Bramwell. Vote: Unanimous. MOTION CARRIES.

B. OLD BUSINESS

C. APPOINTMENTS/RESIGNATIONS

VI. SELECTMEN'S REPORT AND MAIL

Various holiday concerts at Norton schools: JCS-12/14/09 at 7 p.m.; L.G. Nourse-12/21/09-6:30 p.m.; H.A. Yelle-12/15/09-7 p.m.; Middle School-12/16/09-7 p.m.; High School (this concert to be held at Middle School)-12/17/09-7 p.m.
.....

Letter received from Dept. Of Energy Resources, regarding Seth Pickering as the Green Communities Regional Coordinator for southeastern Massachusetts (this continuing the Patrick Administration's implementation of last year's landmark Green Communities Act).

Mr. Kimball asked Mr. Giblin to have the Communities Regional Coordinator in to a January Meeting.
.....

Town Clerk's (vacancy) position was discussed.

Mr. Giblin felt it should be left vacant.

Mr. Kimball asked to put forth an article asking Town to make Clerk's position from elected to appointed. The process he did not want to interfere with election.

Mr. Kimball said it was great Diane Casagni came back to help out with election and it was appreciated. Mr. Purcell does have concerns about that department, and is inclined to make an appointment on an interim basis and a screening committee to be created per Mr. Purcell. If Board of Selectmen is inclined to make appointment; reconsider giving Mr. Purcell authority. Should plan be to set up committee and come back with a candidate, it is the cleanest way to do it and keep Board of Selectmen less involved. Discussion ensued.

Two questions on ballot: Mr. Kimball and Mr. Purcell described process.

Mr. Purcell said he hoped to go status quo between now and election, but it is not working out, and there is a need for an interim person for leadership, etc. Discussion ensued.

Mr. Kimball said a good qualified person is needed.

Mr. Purcell spoke of this being on an interim basis; possibly a retired town clerk with no interest in job or an "assistant town clerk" capacity.

Mrs. Steele said that office needs to be handled in the best way possible and there is a sense of urgency.

MOTION was made by Mrs. Steele to allow/grant authority to Mr. Purcell to go ahead with Search Committee process for Town Clerk position so obligations of Town are met. Second by Mr. Kimball.

Discussion: Mr. Kimball said it is best to keep politics out of it and Mr. Purcell and his Committee can think about this and gather names of people to assist Town and he preferred "one" candidate in end; and also to give Mr. Purcell the authority.

Vote: Unanimous. MOTION CARRIES.
.....

Mr. Bramwell thanked all those involved with Lighting of Town Common (Festival of Lights). A good crowd, but wished more people showed up for this occasion.

It was noted the newly organized Recreation Committee did this Festival of Lights for the first time (not under YMCA this year). Mr. Kimball thanked all those who helped, also, including, The Lions Club, etc.
.....

A letter was received from Conservation Agent stating Suzanne Erikson was ill and passed away recently. Ms. Erikson was a long-term member of The Canoe River Acquirer and Land Preservation Society member. Donations in Ms. Erikson's memory can be made to Land Preservation Society or for more info can contact Jennifer Carlino at 285-0275.

VII. TOWN MANAGER'S REPORT

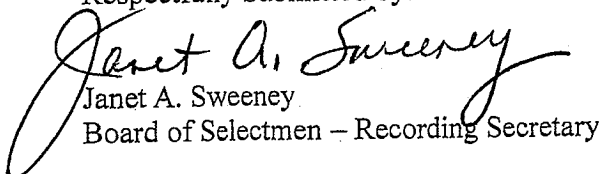
VIII. NEXT MEETING'S AGENDA
1. Norton Cable Access

IX. EXECUTIVE SESSION

X. ADJOURNMENT

MOTION was made by Mr. Kimball to Adjourn at 8:20 p.m. Second by Mrs. Steele. Vote: Unanimous. MOTION CARRIES.

Respectfully Submitted by:


Janet A. Sweeney
Board of Selectmen – Recording Secretary



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NORTON TOWN CLERK

DEC 15 2009

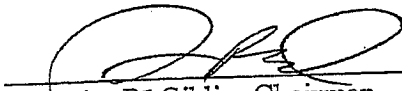
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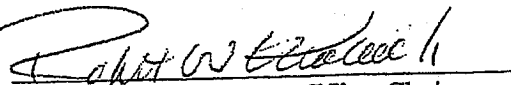
VOTE

At its meeting of December 10, 2009, the Town of Norton Board of Selectmen

VOTED: To recommend the award of the Cottage Street Water Tower lease to MetroPCS Massachusetts LLC, for Location One with a first year annual lease fee in the amount of Thirty-One Thousand and No Hundredths (\$31,000.00) Dollars, which amount will be increased each year by an amount equal to a three (3%) percent escalation as set forth in the attached Form 4 – Price Proposal Form submitted by MetroPCS Massachusetts LLC, for an initial term of ten (10) years and in accordance with the terms and conditions identified in the October 7, 2009, Request for Proposals for Lease of Municipal Property for the Installation and Operation of Personal Communication Service System Facilities, the bid, and a lease to be executed between the parties.

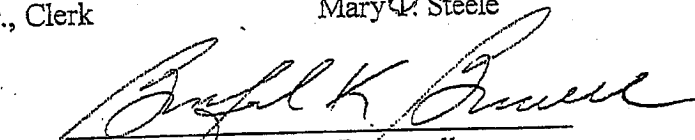
TOWN OF NORTON BOARD OF SELECTMEN, BY:


Timothy R. Giblin, Chairman


Robert W. Kimball, Jr., Vice Chairman


Robert S. Salvo, Sr., Clerk


Mary D. Steele


Bradford K. Bramwell

FORM 4

PRICE PROPOSAL FORM

The below-named Proposer offers the following first year annual lease fee.
The Proposer agrees that its proposed annual lease fee shall increase each year by an amount equal to two and one-half percent (2 1/2%) of the annual lease fee charged to lessee for the preceding year.

First Year Annual Lease Fee:

Thirty One Thousand Dollars
(in words)

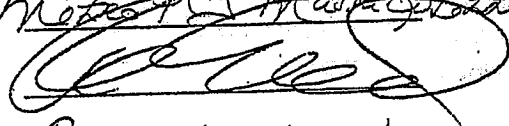
\$31,000.00 (in figures) 00/100 Dollars.

See Attached Leasing Schedule Prepared with a 3% escalation

Name of Bidder:

Motors PCS Maintenance, LLC

Signature:



Printed Name of Signatory:

Bruce Martin

Title of Signatory:

V.P. & General Manager

Date:

11-3-09

BOS0656A
Lease calculator

Starting Monthly \$ 2,583
Starting Annual \$ 31,000

Escalator 3.0%

Year	
Year 1	\$ 31,000
Year 2	\$ 31,930
Year 3	\$ 32,888
Year 4	\$ 33,875
Year 5	\$ 34,891
Year 6	\$ 35,937
Year 7	\$ 37,016
Year 8	\$ 38,126
Year 9	\$ 39,270
Year 10	\$ 40,448

Total paid on Lease	\$ 355,380
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Annual Straight line lease \$ 35,538
Monthly Straight line lease \$ 2,962



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BOARD OF SELECTMEN

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NORTON TOWN CLERK

DEC 15 2009

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VOTE

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VOTED: To recommend the award of the 63 West Main Street Water Tower leases as follows:

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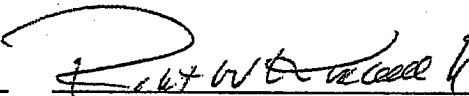
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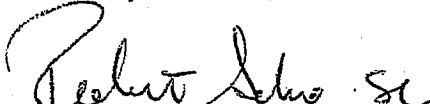
E. Location Two - Elevation 185': No award - site is available;

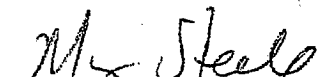
all for an initial term of ten (10) years and in accordance with the terms and conditions identified in the October 7, 2009, Request for Proposals for Lease of Municipal Property for the Installation and Operation of Personal Communication Service System Facilities, the bids, and a lease to be executed between the parties.

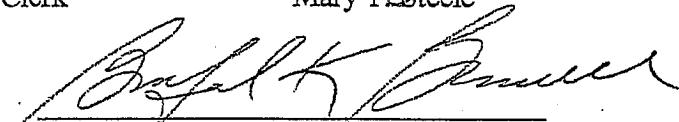
TOWN OF NORTON BOARD OF SELECTMEN, BY:


Timothy R. Giblin, Chairman


Robert W. Kimball, Jr., Vice Chairman


Robert S. Salvo, Sr., Clerk


Mary T. Steele


Bradford K. Bramwell

FORM 4

PRICE PROPOSAL FORM

The below-named Proposer offers the following first year annual lease fee. The Proposer agrees that its proposed annual lease fee shall increase each year by an amount equal to two and one-half percent (2 1/2%) of the annual lease fee charged to lessee for the preceding year.

First Year Annual Lease Fee:

* THIRTY THOUSAND DOLLARS AND NO CENTS
(in words)

* \$30,000.00 (in figures)

* Payable in twelve (12) equal monthly installments.

Please indicate by an appropriate mark on the lines provided below the locations for which this proposal is being submitted. (Note: If no mark is indicated, your proposal will be considered for all locations.)

1. Location No. 1 (approx. 190'): ✓
2. Location No. 2 (approx. 185'): ✓
3. Location No. 3 (approx. 180'): ✓
4. Location No. 4 (approx. 175'): ✓
5. Location No. 5 (approx. 170'): ✓

Name of Bidder:

VERIZON WIRELESS

Signature:

James A. Valeriani

Printed Name of Signatory:

James A. Valeriani

Title of Signatory:

Attorney for Verizon Wireless

Date:

November 5, 2009

FORM 4

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First Year Annual Lease Fee:

Twenty-eight thousand one and no/100 dollars

(in words)

\$ 28,001.00 (in figures)

Please indicate by an appropriate mark on the lines provided below the locations for which this proposal is being submitted. (Note: If no mark is indicated, your proposal will be considered for all locations.)

1. Location No. 1 (approx. 190'): X
2. Location No. 2 (approx. 185'): X
3. Location No. 3 (approx. 180'): X
4. Location No. 4 (approx. 175'):
5. Location No. 5 (approx. 170'):

Name of Bidder: New Cingular Wireless PCS, LLC, by and through its manager, AT&T Mobility Corporation

Signature:

Robert W. Donovan

Printed Name of Signatory: Robert W. Donovan

Title of Signatory: Senior Manager of Real Estate & Construction

Date: November 5, 2009

FORM 4

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First Year Annual Lease Fee:

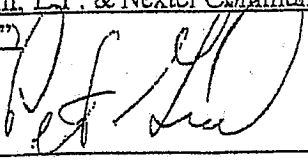
Twenty-Six Thousand Four Hundred and NO/100 Dollars per year
(or Two Thousand Two Hundred and NO/100 Dollars per month)
 (in words)

\$26,400.00/ year (or \$2,200.00/month)
 (in figures)

Please indicate by an appropriate mark on the lines provided below the locations for which this proposal is being submitted. (Note: If no mark is indicated, your proposal will be considered for all locations.)

1. Location No.1 (approx. 190'): Fourth Choice
2. Location No.2 (approx. 185'): Third Choice
3. Location No.3 (approx. 180'): Second Choice
4. Location No.4 (approx. 175'): FIRST CHOICE
5. Location No. 5 (approx. 170'): not bidding for this space

Name of Bidder: Sprint Spectrum, L.P. & Nextel Communications of the Mid-Atlantic, Inc.
 ("Sprint Nextel")

Signature: 

Printed Name of Signatory: Peter Giard

Title of Signatory: Manager, Real Estate, North East Region

Date: 11/3/09

FORM 4

PRICE PROPOSAL FORM

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First Year Annual Lease Fee:

Twenty One Thousand Six Hundred Dollars plus a one time ten thousand dollar contribution due and payable within 30 days of issuance of the building permit

(in words)

\$10,000.00 one time payment plus

\$ 21,600.00 (in figures)

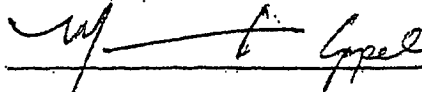
Please indicate by an appropriate mark on the lines provided below the locations for which this proposal is being submitted. (Note: If no mark is indicated, your proposal will be considered for all locations.)

1. Location No. 1 (approx. 190'): _____
2. Location No. 2 (approx. 185'): _____
3. Location No. 3 (approx. 180'): _____ x (Preferred Location)
4. Location No. 4 (approx. 175'): _____
5. Location No. 5 (approx. 170'): _____ x

Name of Bidder:

T-Mobile Northeast, LLC

Signature:



Printed Name of Signatory:

Mark Appel

Title of Signatory:

Area Director, Network Engineering and Operations

Date:

03 Nov 09

RENT SCHEDULE

T-Mobile is proposing a one time contribution in the amount of ten thousand dollars (\$10,000.00) within thirty days of issuance of the building permit and a monthly rent of one thousand eight hundred dollars (\$1,800.00) per month subject to two and one half percent (2.5%) annual increases as indicated in the RFP. The projected income for the Town of Norton is as follows:

One Time Contribution within 30 days of issuance of the building permit = \$10,000.00

	Monthly	Annual
Year 1	\$1,800.00	\$21,600.00
Year 2	\$1,845.00	\$22,140.00
Year 3	\$1,891.13	\$22,693.50
Year 4	\$1,938.40	\$23,260.84
Year 5	\$1,986.86	\$23,842.36
Year 6	\$2,036.53	\$24,438.42
Year 7	\$2,087.45	\$25,049.38
Year 8	\$2,139.63	\$25,675.61
Year 9	\$2,193.13	\$26,317.50
Year 10	\$2,247.95	\$26,975.44
Five (5) Year Extension		
Year 11	\$2,304.15	\$27,649.83
Year 12	\$2,361.76	\$28,341.07
Year 13	\$2,420.80	\$29,049.60
Year 14	\$2,481.32	\$29,775.84
Year 15	\$2,543.35	\$30,520.23
Five (5) Year Extension		
Year 16	\$2,606.94	\$31,283.24
Year 17	\$2,672.11	\$32,065.32
Year 18	\$2,738.91	\$32,866.95
Year 19	\$2,807.39	\$33,688.63
Year 20	\$2,877.57	\$34,530.84
Five (5) Year Extension		
Year 21	\$2,949.51	\$35,394.12
Year 22	\$3,023.25	\$36,278.97
Year 23	\$3,098.83	\$37,185.94
Year 24	\$3,176.30	\$38,115.59
Year 25	\$3,255.71	\$39,068.48
Five (5) Year Extension		
Year 26	\$3,337.10	\$40,045.19
Year 27	\$3,420.53	\$41,046.32
Year 28	\$3,506.04	\$42,072.48
Year 29	\$3,593.69	\$43,124.29
Year 30	\$3,683.53	\$44,202.40