

Beacon Falls Board of Selectmen
10 Maple Avenue
Beacon Falls, CT 06403



**BEACON FALLS BOARD OF SELECTMEN
Monthly Meeting
January 08, 2018
MINUTES
(Subject to Revision)**

1. Call to Order/Pledge to the Flag

First Selectman Chris Bielik called the meeting to order at 7:30 P.M.

Members Present: First Selectman Chris Bielik, and Selectman Mike Krenesky, Selectman Peter Betkoski, absent

Others present: Citizen News, and 13 members of the public.

2. Presentation of Certificates of Merit to Ava and Jonathan Simoes for CCM LoCOOL Essay Contest:

Bielik: Certificates of Merit, for essay contest that was sponsored by the CT Conference of Municipality: The representative from there is here tonight, Rep from CCM; Kevin Malone; This year for the first time we ran a state wide Contest to express their view point about what they like with their town government. Only 100 Students State wide submitted in the Contest in the first year.

Congratulation who took the time and was creative, a poem, essay and a PowerPoint presentation.

Jonathan and Ava Simoes: Congratulations.

Emma Frabreezy, Congratulation

Tonya Preze, Congratulation.

Bielik: Congratulation to all of you. Thank you.

3. Comments from the Public

Dino Varelli; 33Kayles Way, Beacon Falls. I have not have heat in my business at 94 North Main St. Since December 14, and I called the Town Hall on December 18th and was given Pete Betkoski phone number to call, and told him the problem, talked with Jim Baldwin, I talked with Senator Murphy, and Senator Blumenthal, Per our lease our Landlord is responsible for the heating unit. We are a valued asset to this community. From talk with Senator Blumenthal and Senator Murphy by law the landlord has to need to keep heat at 65 degree to comply with the health department. I explained this to Pete, he never called me back. I called Jack Betkoski; three days it took him to get back to me. So in that time I was fighting with Mario to get us heat. Trying to get the town to put pressure on Mario. Peter never called me back; Mario fought me tooth and nail. Mario the landlord said it's the tenant's responsibility to get heat. Project purple will be leaving the town of Beacon Falls because of this reason. I'm tired of Mr. Betkoski has business dealing with the developer I shared that with the Citizens New, I shared that with Mike, there is a law suit that goes back 2012-2014 where there is borrowing of money with the head of EDC and the First Selectmen. From an ethical stand point how can that be unbiased? You have a landlord who is a slumlord; Mario gets to do whateverhe wants. This first thing people see when they come into town is a vacant lot and the parking lot. Who's the contractor to pave that parking lot, Pete B.? Talked with Brian DeGeorge, about running the space heaters 24/7 and he said no I shouldn't. We never get up to 50 degrees.

Bielik: As you know this is comments to the public and I will make motion to add it to the agenda asItem #4.

Motion to add it to the agenda: Krenesky/Bielik; no discussion; all ayes:

C. Bielik asked three times and there were no further comments from the public at this time.

4. New Item :Project Purple no Heat:

Bielik: Dino, The incidents was reported to us on December 18th, and I was up in Hartford for the whole day. Peter reached out to the building inspector and our Fire Marshall, and I was keep up to date by phone and texts as to what was happening. Both the fire marshal and the building inspector directed the landlord to fix the problem for you. We were informed by the landlord that the parts had been order to fix your heating problem and in the mean time you had gone out and purchased the space heaters on your own, and the Landlord, Mario had agreed to reimburse you for the cost of the space heater. We were interested in the health aspects of this to make sure it was a safe place for you to work in. We believed we had gotten a resolution to this problem. I know you had a concern about the space heaters.

Dino: The police showed up because I don't know who these people were, let me tell you what Project Purple does, we help people who are dying from pancreatic cancer, and hope to find a cure for. We have a lot of confidential information in the office that it stays confidential. I'm not going to allow non UL, space heaters in the office. I wanted a licensed electrician to come and put them in.

Bielik: My understanding is the landlord had ordered the part and to get it to you proper manner. Until you came in tonight Dino, I thought it was all taken care of.

Dino: The landlord 4 weeks in still hasn't fixed the issues. Upon my own research and look at my landlord history on CT Court and there it was the Betkoski brothers. You have a landlord that owns majority of property and this is how he is treating his tenants. I would think the Town of Beacon Falls would like to have a conversation with that landlord. And he hasn't complied with all his properties what the town has asked him to do. And now I find that the First Selectmen who is a business partner as well as our head of EDC. Collusion and a law suit with Mario.

Bielik; I don't know anything about it Dino. And I think you are getting off topic now Dino.

Dino: Well you should know what's going on with the other Selectmen's.

Bielik: Having talked with our attorney it is a civil matter. And we are limited as to how we can help you. And I will look into the heating problem and get back to you

Krenesky: I understand what Dino's issues are; it's very disappointing we may be losing a business in town because of this. I have no comments on the legal challenges being brought up here, and it's a little disturbing that there are connections behind the scene.

Bielik: I would like to commend our building inspector Jim Baldwin for all of his efforts on this.

Krenesky would like to make a Motion to move old business #17a to be moved to #5; Bielik 2nd it.

5. Cease and Desist on 113-119 S Main St per WPCA – Discussion-

Bielik: I don't see anyone from WPCA, Mike do you have information on the cease and desist order?

Mike: My understand is there a misalignment to the sewage connection to the building and numbers of tenants who can be housed in the building the, cease and desist the landlord needs to correct this before tenants can come in.

Bielik: It's a structure that is available for two tenants and the landlord is trying to rent it to one tenant and since it will not be a dual tenant situation he was asking if he need to pay for two sewer hook ups? And we were trying to figure out if there was a single tenant that we could do a waiver for the dual sewage, but under the stipulation if it became a dual tenants he would have to pay the second fee.

Krenesky: Has a Cease and Desist actually put in place? And Chris can you send a not to the Chairmen of the WPCA and ask for this information.

Bielik: I don't know if the cease and desist was put in place and I will send an email to the Chairmen of the WPCA. So we will have to carry it over to the next month meeting.

6. Read and Approve Minutes from Previous Meetings

Motion to accept the minutes from the meetings – regular monthly meeting held on 12/11/2017, Special town meeting on 12/13/2017, Special BOS meeting on the 12/14/2017, Special meeting of the Board on the 12/22/2017;Krenesky/**Bielik**; *no discussion*; **all ayes**.

7. Resident Trooper/Police Report

Bielik, the entire department gave the reports in and on time for the January 8, 2018 meeting.

Krenesky; is he making a spread sheet for the month to show the level of calls, there are 600 calls seems high to me.

Bielik; that is the normal range of calls in one month.

Motion to accept the Resident Trooper/ Police Reports for December 2017 submitted for tonight's meeting: Krenesky/Bielik; *no discussion*; **all ayes**.

8. Wastewater Treatment Plant Report

Discussion: Bielik; Walter I would like to thank you for 20 plus year for service for the town of Beacon Falls. And our previous Assistant: Tom Carey has taken over the job, Steven Chahoniack, to the assistants Supervisor and a new hire Ryan Tanowitz.

Krenesky: We had a number of qualified candidates for the positions to fill and it was a very difficult decision to make.

Motion to accept the report as submitted by the Wastewater Treatment Plant for tonight's meeting: **Krenesky/Bielik; all ayes.**

9. Report of Public Works

Motion to accept the report as submitted by Public Works for tonight's meeting:

Krenesky/Bielik; *discussion was by Krenesky, is that a new snow fence on Rimmon Hill or is it recycled? Bielik, yes it is a recycled fence. Rimmon Hill is a wind tunnel for snow. Use of the snow fence has helped improve the snow.*

Krenesky, One year we lost a town plow, right where the soccer field is it got lost in the snow.

Bielik, I hope everyone had a great holiday season and please put your tree out on the side of the road for the next couple of weeks. Also In the past especially for homes with steep driveway, if you put a bucket up, they will fill it with sand for you.all ayes.

10. Report of the Fire Marshal

Bielik fire marshall made a note in his report about the project purple.

Motion to accept the report as submitted by the Fire Marshall for tonight's meeting:
Krenesky/Bielik; no discussion; all ayes.

Bielik: to make a note the fire marshal said he responded on December 18th for Project Purple request.

11. Report of the Finance Manager

Discussion: Item B has been completed for the finance manager. We will be having a special meeting at the town hall at 6:30pm on January 24, 2018 for a full report on our audit. The numbers are good again for this year.

Motion to accept the report as submitted by the Finance Manager for tonight's meeting and forward to the Board of Finance for their next scheduled meeting:
Krenesky/Bielik; all ayes.

12. Report of the Tax Collector

Motions to accept the monthly report as submitted by the Tax Collector for tonight's meeting and forward to the Board of Finance for their next scheduled meeting:
Krenesky/Bielik; no discussion; all ayes.

13. Report of the Town Treasurer

Motions to accept the monthly report as submitted by the Town Treasurer for tonight's meeting and forward to the Board of Finance for their next scheduled meeting: **Krenesky/Bielik; Krenesky; This new format is much better than before.All ayes.**

14. Report of the Town Clerk

Motions to accept the monthly report as submitted by the Town Clerk for tonight's meeting and forward to the Board of Finance for their next scheduled meeting:
Krenesky/Bielik; no discussion; all ayes.

15. Report of the Library

Motion to accept the report as submitted by the Library Director for tonight's meeting: Krenesky/Bielik; Bielik, Appropriately I was going to be doing a presentation of the Battle of the Bulge, it has been postponed to a time in June;all ayes.

16. Report of the Fire Department

Motion to accept the report as submitted by the Fire Department for tonight's meeting: Krenesky/Bielik; discussion; Krenesky, status on the fire truck? Bielik; Almost two year ago the town allocated \$850,000.00 bond funding for engine #1. The fire department has gotten bids twice, and this time it is being reviewed by an independed consultant and hopefully by the end of next week they may be able to make a decision. Krenesky, will we be able to call a special meeting or wait till the February meeting? Bielik; if we need to we can go to a special meeting; all ayes.

17. Any Other Reports

a. Report of the Custodian

Motion to accept the report as submitted by the Custodian for tonight's meeting: Krenesky/Bielik; Bielik, Anyone who has been to the room remembers what it looks like we repainted it about 7 or 8 months ago, so over this coming long weekend we have a contractor coming in and finishing it up, downstairs making it more customer friendly some carpets, and upstairs in this room new carpets.all ayes.

b. Report of the Town Nurse

Motion to accept the report as submitted by the Town Nurse for tonight's meeting; Krenesky/Bielik; She did attended a training this month, suicide prevention;All ayes

c. Report of the Animal Control Officer – No Report for the Animal control officer.No Report was provided this month.

d. Report of the Community Media Center Building Committee NO Report.

Krenesky; We know that a proposal has been made on a piece of property on North Main St. and someone has come forward to purchase it for the town and I would like to say I think there is an oppportunity there for us to evaluate the building for a Community Center/Library itself. It's a 28,000

sq.foot building;there is a building that is already there all the parking we need. I understand what we have done and invested with the Wolf Avenue project to date. But I think there is an opportunity there on that property, we need to have the over economic development plan for Main St. or for the Town of Beacon Falls, and I would love to meet with your Sadie on this and discuss it.

Bielik, Anyone who hasn't meet her yet, the town of BF has never had a profession Economic Development staff and I would like to introduce Sadie Colcord. CERC. She has been on board for 3 months and has already made some good suggestions reviewing our fee schedule for business coming into town, advertising our industrial park.Thank you Sadie.

18. Correspondence

1. Paying Our Bills: Two Invoices from the clerk, one for the special board of meeting on the 12/13/2017 \$35.00 and the regular meeting on the 12/11/2017, \$72.50.

Motion to approve and pay the clerk for the two invoices as submitted for tonight's meeting in the amount of \$107.50;Krenesky/Bielik; no discussion; all ayes.

2. Bielik: Received a letter from the Woodland Region High School Guidance, in December 2017, regarding our potential sponsorship of the Melbourne trust scholarship we have enough left for two or three more years, to offer two \$500.00 scholarships.

Motion to make two separate \$500.00 scholarship.
Krenesky/Bielik; All ayes.

Krenesky; I would like to see how we could fund the Melbourne trust. The fund is also used if a family is in need or child in need we can give to the families. But the fund is down to \$12,000.00 and we need to keep \$10,000.00 in the bank. We need to find a way to reseed the account.

Bielik; It is a worthwhile thing, and we are certainly open to any kinds of ideas on how to do it, a donation click on the Beacon Falls website, go fund me, or a senior project.

From the Chairman of the conservation commission to Steve Kanapicki and Jeff Smith, Thanking them for meeting with Rich Minnick, at Lantern Ridge Park to discuss the grown in that area and possible means of raining it in so it doesn't take over the area. Good Job Jeff and Steve for taking control of that.

Letter 12/20/2017 from the friends of the BF Library, requesting that the friends of the Library get permission to use the town hall assembly on Thursday May 31, 2018 –Saturday June 2, 2018. So they may set up the room and be prepared for the annual spring book sale. **Krenesky/Bielik**: no discussion; **all ayes**.

Letter from the Library Director Sue Dowdell seeking authorization from the Board of Selectmen to submit a sponsorship application to the CT Community Foundation seeking at \$1000.00 grant for the youth theater group production of Willie Wonka Kids, that's upcoming in June. Toy school was the first play the kids did. Just another of example by the library staff to help the municipality, for the youth programs or adult programs, **Krenesky/Bielik**: no discussing: **all ayes**.

19. Old Business

- a. **Cease and Desist on 113-119 S Main St per WPCA – Discussion BEEN Addressed**

20. New Business

- a. **Appointments**

1. **Land Use/Open Space – Joe Fitzpatrick – Term Expired 11/08/2016**

Bielik indicated that there is no candidate for this vacancy.

2. **Northwest Regional Mental health Rep to replace Joyce Krenesky.**

Bielik; I'm pleased to announce Susan McDuffie will take the position.
Motion to appoint Susan McDuffie as the new Northwest Regional Mental Health Rep; Krenesky/Bielik; no discussion; all ayes.

Bielik; Clem Cardio had to step down after 25 years, cannot thank her enough for the time and effort on this board.

3. **ZBA – Eva Newell Alternate to replace Carl Gandarillas**

Motion to appoint Eva Newell to the ZBA Board; **Krenesky/Bielik**: no discussion: **all ayes**.

4. Ethics Board – to replace Peter Christensen as alternate, Still looking for an alternate for this position.

b. Reappointments

1. **Naugatuck Valley Health District Board Rep – Sue Miss, Kerensky/Bielik; no discussion; all ayes.**

c. WRHS Senior Project Request: Avery Gilloren to Paint Book Titles on Stair Riser to Library – Discussion and Possible Approval

Avery Gilloren; I'm looking to complete my cap stone project, by painting the Library stair riser with book signs. I would like it to focus on improving the community Library and I am looking to reach out local business about donations to help with the cost. The Library is always a place for children and adults, painting the stairs riser will make it a welcoming site for all, I feel it will help the community atmosphere.

Krenesky; were you involved with the existing painting on the walls?

Avery: No I was not.

Bielik: Are you going to do all 7 stair steps?

Gilloren: I hope to finish it by the summer?

Krenesky/Bielik, all ayes.

d. CCF Sponsorship for BF Youth Theater Group – Discussion and Possible Approval for Grant Application- actions has been done during correspondence. Took action already with this during correspondence.

e. Cease & Desis Order: 93 South Main St per request of IWWC – Discussion and Possible Action-

Mike & Walter from Inland and Wet lands: We have a cease & Desis on 93 South Main St, for the construction on the retaining wall and we are concerned if it was property done, we have order a compression test and it was never done. We can't get any from the owner of the property;we are going to look from the BOS to take legal action against the landlord.

It's behind Beacon FallsMarket, and we don't know the integrity of the construction. We are looking to move forward with legal action.

Bielik; Have we had the town engineer with this discussion?

Walter; No one will certifyit; it put the construing in question.

Mike: it was part of the original agreement that they would do that test and have engineering sign off on it. One is public safety and an environmental issue.

Bielik; When was the original work done?

Walter; About three years ago.

Bielik; Does it have a tenant in it?

Walter: They shouldn't because there is a cease and desist on it.

Bielik; It's the little red building, it's a business.

Bielik; I believe the right way to go from a public safety issue; we can't let anyone go and have the whole hill come down on them. Or the storm water runoff. And you would think the owner would be interested in getting it rectified in order to lease the property out. When was the last time the town engineer consulted on it.?

Walter: About a year ago. And he feels nothing has changed. And the landlord is not interested in taking care of it.

Bielik; I will get the town attorney in on it and see if they could check it out.

Krenesky; our problem is this landlord owns multiples properties downtown.

Bielik: I will check with our town attorney and see what we need to do.

Mike; Do you think we can have the info by Wednesday meeting?

Bielik; I will try my best to get an answer to you by Wednesday.

f. Accounting Software RFPs – Discussion and Possible Action

Bielik; we have 4 bids for the accounting software. The bids we received ranged \$10,000.00 - \$57,000.00, so Tom is now reviewing why there is such a big difference, sometime in the next couple of weeks he will have a revaluation on this.

g. Status of Community Media Center Building Committee- Discussion and Possible Action

Krenesky: The board of finance has asked us to prove that there is an interest with the legislative body to move forward with it. How do we prove to board of finance, we requested this budget year to have \$60,000.00 so we can go to the next stage, we can get some drawing on the structure. We want to go view some other media/community centers from 12 -15 thousand square feet. We have never identified what it would look like. There is a lot of stuff to do, but we don't have enough from the general public, as to what we would like to have in it? I don't see us moving fast enough and if we don't have the funding it's just frustration for everyone on the committee to move forward. I would like to sit down with Sadie to see how we need to proceed, before we talk about suspending the committee.

Bielik; Since there was not a meeting in December, and with the new option of a building, which is more than worth debating and better for the public

and cost a lot less to renovate an existing building than with the property of Wolf Ave. It's twice as big as we need it. Let's move it to old business for next month.

Motion to add to the agenda EDC update as item H under new business: Krenesky/Bielik; no discussion; all ayes.

h. EDC agenda the update:

Sadie; these are the letter (s) I plan on using to give to the business. Bielik; Are you planning on going to the other board like the inland wetlands. That this is a good logical flow we would be happy to make it a new ordinance. What I see so far is logical, orderly, and doesn't look like anything is missing.

Sadie: I've run it by Dave Keeting and Jim Baldwin. Do you want an update as to what I have been working on?

Bielik: Yes that would be good.

Sadie; Review all relevant town documents, CDC, zoning regulation; I've been to land use board and commission meetings. Engaged with town staff. Attended events and meeting with COGG, and the Chamber of Commerce. Commercial Real Estate brokers, developers, local business owners, meet with business looking to develop in town. Put together a booklet for new business looking to come into town. Keep working with any business looking to expand or who want to come into town. And keeping in touch with local business and what their needs are. Putting together some marketing plans.

Walter; I would be nice to add it to your reports.

Bielik: We are going to add it to the reports.

21. Budget Transfer Requests

Bielik: Transfer \$159.00 from contingency fund # 10.90.83.1170 into Meals on Wheels \$159.00 #10.90.63.1723, we fund meal on wheel every year; we saw an increase in the usage for the town. The budget didn't include for increases.

Bielik: Transfer \$400.00 senior center supplies #10.90.79.1220 into senior activities \$400.00 # 10.90.79.1681, for their New Year's Eve trip.

Motion to approve both of these budget transfer requests from \$159.00, \$400.00 as follows and pass it along to the Board of Finance: Krenesky/Bielik: no discussion; all ayes.

Bielik: The Library needed a new Library book drop box, old one was falling apart and could not be fixed. A new one cost \$4,000.00- \$5,000.00. They bought a new one from scratch and dent and it wasn't really what they wanted. So they placed it on Craig's list and order a new one. They are requesting a transfer from contingency #10.90.83.1170 \$2,601.00 and transfer into Library Department Supplies # 10.90.69.1170. It's after the fact it needed to be done. Due to the books getting damaged.

Krenesky; Yes I saw books were being damaged.

Bielik: This does not deplete the library supplies line and sometimes the BOF can be sticklers for line items that still have funds in them. Not sure how the Board of Finance will feel about this?

Krenesky: We have it already.

Bielik; It will be saving us \$1400.00 - \$2400.00 dollars.

Krenesky; If the BOF refuses it, we have a box that we already paid for. So it's more of a paper trail. My indication is not to support this.

Bielik; Transaction such as this one I understand how the BOF wants them to operate, it's not a discrepancy it was finding and requirement, and the auditors don't like how the BOF handles this. The recommendation of the auditors will be you should do it this way. That's why I'm supporting it. We had to move when we had it to save \$4,000.00 - \$5,000.00 dollars.

1. From Line Item 10.90.83.1170, contingency, in the amount of \$2,601.00 to Line Item 10.90.69.1170, Library Department Supplies, in the amount of \$2,601.00 and pass it along to the Board of Finance; Krenesky/Bielik; all ayes.

22. Public Comment

Mike 132 Back Rimmin rd; The land use activity and EDC activity going on our citizen of Beacon falls, benefit for our town hall to upgrade our computers system to use GYS system so we can electronically track and maintain our date base of properties and land use,. The state of Ct has a large use to get this available and help our board to move forward and more efficiently.

Bielik; COGG is heavily involved to interact with the GYS system. May be we can bring this to COGG and see if they can help us with this. If you could put together a memo to push it up the chain.

Mike; As a member of the community I think it would be beneficial for a land use open house and talk about our process and maybe put questioners out to the public and to ask them what they may want to see in the media/community center.

Bielik: Yes Mike that is a good idea, and feels free to handle that.

Bielik; **Motion to add to the agenda new item #23, Waiver of fees on the Timberton Development discussion and possible action.** Krenesky/Bielik; no discussion; all ayes.

23. Waiver of fees on the Timberton Development discussion and possible action.

Bielik; The developer has already paid all the permit fees for the original development he has there, now Charlie Edwards has change some of the parameters of it, but all the fees have already been paid. Because he is changing the scope what he needs to do out there, he doesn't feel that he should pay twice. Planning and Zoning Chairman would like to wave the fees so he doesn't pay twice with the same development.

Krenesky; I don't think I have a problem with it, but it would seem to me at what level does a change to a development qualify a change fee? If we have to get legal opinion, because of this change, we are occurring a cost, what fees may have covered.

If a major change is going to happen in a development, we should be able to have a fee structure,

Bielik; I don't believe that is the case otherwise P&Z wouldn't have made this request. The original development has been downsized.

Mike, if future development on this development, does that mean the fees get waved for the furfure?

Bielik; Only the fees for what has been approved by P&Z.

Walter; when this development came about the lots was larger? So would there be more houses.

Bielik; Fewer lots now and he's looking at only 5 houses

Mike; if there is a waiver of fees now and then the second phase starts wills those be waived?

Krenesky; we need to label the motion correctly with phase (1) one in it.

Motion for the BOS to approve the waiver of the fees associated with the currently plan of development of phase 1 (one) with the revised Timberland project;

Krenesky/ Bielik; all ayes.

Bielik: Asked three times if there were anyfurther public comments and there were none at this time.

24. Executive Session

The Selectmen did not enter into an Executive Session tonight.

25. Adjournment

With no further business to discuss, C. Bielik asked for a motion to adjourn tonight's meeting.

Motion to adjourn tonight's Board of Selectmen meeting at 9:39 P.M.:
Krenesky/Bielik; no discussion; all ayes.

The next regular monthly meeting for the Board of Selectmen is scheduled for Monday 12, 2017, starting at 7:30 PM in the Town Hall Assembly Room.

Respectfully submitted,

Joann Overby
Clerk, Board of Selectmen

DRAFT