

**BOARD OF SELECTMEN MEETING
MINUTES
FEBRUARY 6, 2012 – 7:30 P.M.
BROOKFIELD HIGH SCHOOL MEDIA CENTER**

CALL TO ORDER: First Selectman William R. Davidson called the meeting to order at 7:32 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited by all present.

PRESENT: William R. Davidson, First Selectman; Howard Lasser, Selectman; George F. Walker, Selectman; Jay Wahlberg, Controller; Lisa Carver, newly hired Town Controller; members of the public and press; Virginia Giovanniello, Recording Secretary.

MONTHLY AGENDA ITEMS

PUBLIC COMMENT: There was no public comment.

ANNOUNCEMENTS: Mr. Davidson made the following announcements:

- Residents approved the \$485,000 at a Special Town Meeting on January 31st for the purpose of paying the WPCA's Benefit Assessment for the High School Sewer.
- Introduced Lisa Carver as the Town's next Controller. Mr. Jay Wahlberg is the Town's Controller during this transition.
- Residents of Greenridge now have clean water due to the completion of the water main line to the Greenridge District.

CORRESPONDENCE: There was no correspondence.

NEW ITEMS

DISCUSSION OF BUDGET SCHEDULE: The Board of Selectmen scheduled budget workshops on the following dates:

Friday, February 17, 2012	11:00 a.m. (extensive workshop)
Wednesday, February 22, 2012	6:30 p.m.
Thursday, February 23, 2012	6:30 p.m.
Friday, February 24, 2012	11:00 a.m. (extensive workshop)

CONSERVATION COMMISSION ORDINANCE SECTION 15-5: The Selectmen discussed that the key issues for the

modifications in the Ordinance is to designate historically significant dwellings and other structures to the Conservation

Commission and educate the public concerning conservation of land and the historic and agricultural heritage of Brookfield.

Mr. Davidson stated that because the original Ordinance was approved at a Special Town Meeting, any changes in the

Ordinance must be approved at a Special Town Meeting, and a date will be scheduled in the near future. At conclusion of

discussion, **Howard Lasser made motion that the Selectmen schedule a Public Hearing on Monday, March 5, 2012,**

at 6:45 p.m., at the High School Media Center in order to receive public comment and opinion concerning

the

proposed amended Conservation Commission Ordinance Section 15-5, seconded by George Walker. Motion carried unanimously.

CELL TOWER: The Selectmen discussed a wireless facility proposal on municipal property. The Selectmen requested further information on the structure that Homeland Towers, LLC is proposing, and to make sure it doesn't interfere with the Fire Department and Police Department communications and the possibility it would enhance communications, and the additional revenue and services a cell tower would provide.

500B FEDERAL ROAD: The Selectmen discussed an offer of a potential donation of a one-acre parcel of land to the Town

located at 500B Federal Road. Mr. Davidson suggested that Katherine Daniel in Land Use take a look at the property and provide further details to the Selectmen.

SOUTHERN FEDERAL ROAD WATER LINE PHASE I CONCLUSION: Mr. Martin Handshy, the Selectmen's Water Consultant, updated the Selectmen on the Phase I section of the project that started at Route 133 (Barnbeck) and continued on Old New Milford Road. Mr. Handshy provided a handout of the probable costs in April 2011 and the actual & estimated cost to finish with the variance over/under BAN. Mr. Handshy reported that the original estimate of \$285,000 is reduced to \$197,000 due to material savings.

SOUTHERN FEDERAL ROAD WATER LINE PHASE II PLANS: Mr. Martin Handshy, the Selectmen's Water Consultant, updated the Selectmen on the Phase II section plans of the project, stating that Aquarion Water Company has closed with Brookfield Water and Rural Water Companies and is one exclusive service area. There are some local approvals pending for the water tank at 540 Federal Road with additional work on the easement language. The labor and material will be out to bid in March and DPH and PURA are reviewing the application. As soon as approvals are received from State Agencies, the target installation of pipe is in June of this year and will be completed by November of this year. Aquarion Water Company will notify all properties on Federal Road ahead of construction time and will be issuing a revised estimate of the benefit assessments.

GREENRIDGE WATER: Mr. Martin Handshy, the Selectmen's Water Consultant, updated the Selectmen and reported that the water line is activated and water is flowing from Aquarion Water Company to United Water Company to Greenridge residents. There was a period of time when the pump station used a generator for the pumps while being tested and waiting for CL&P to install electricity. In the spring, landscaping will be completed along pumping stations. The DOT is very anxious to get Route 25 repaved in the spring when asphalt plants open again. Cost allocation issues will be addressed by PURA in future proceedings.

HIGH SCHOOL PROJECT: Mr. Davidson reported that all the pieces to the project are done except the reimbursement

requests to the State. Controller Jay Wahlberg stated that once the project is closed, he will give the State a call to

determine the last payment, and he is predicting somewhere between an \$11 Million reimbursement to the Town.

The net

costs to taxpayers will be lower, and to be discussed at a future time.

MEADOWBROOK MANOR/HILLSIDE CIRCLE: Mr. Davidson reported that on January 26th, he visited Meadowbrook

Manor with Dan Biron, Senior Engineer at the State DEEP along with Town Engineer Ralph Tedesco and Selectman

George Walker. The purpose of the meeting was to present the Town's proposal to Mr. Biron for a solution to the ongoing

flooding issues and urge DEEP to allow discharging of the water so it effectively collects the storm water. Mr. Davidson

stated that this was a positive meeting and they are waiting for a response from Mr. Biron once he meets with his department. Hopefully, the Town will receive a discharge permit downstream and move forward with a plan.

MONTHLY FINANCIAL RESULTS: Mr. Jay Wahlberg updated the Selectmen on the revenue projections and the expense

side on the monthly financial results, and the debris removal reimbursement through FEMA. The tax anticipation BAN short

term note for one year is a benefit to the Town with an interest rate of .26%.

SENIOR CENTER PROJECT: Mr. Davidson reported that the Senior Center received its Certificate of Occupancy.

DEMOLITION ORDINANCE AMENDMENT 96-7: At conclusion of discussion, **Howard Lasser made motion that the Selectmen approve the amendments to the Ordinance as discussed at the Public Hearing, seconded by George Walker. Motion carried unanimously.**

OPEN SPACE AT FERRY PROPERTY (52 OBTUSE ROAD SOUTH): The Selectmen scheduled a special meeting on Friday, February 10, 2012, at 1:00 p.m., in the Selectmen's Conference Room, for an Executive Session regarding making an offer for the purchase of the Ferry Property for use as open space.

REVALUATION STATUS: Selectman Howard Lasser provided a power point presentation with an overview of revaluation and what it means to taxpayers.

CONSENT AGENDA

BOARD OF SELECTMEN MEETING MINUTES: January 3, 2012 Board of Selectmen Meeting Minutes; and January 23, 2012 Special Board of Selectmen Meeting Minutes.

NEW HIRE REPORT: Staffing changes for the month of January:

Lisa Carver, Controller, Full Time, Non Union, Effective February 6, 2012.

Mr. Davidson noted that Jay Wahlberg is the Town's Controller at the present time until the transition with new hire, Lisa Carver, has been made.

Patrick Lamparelli, Ground Maintainer, Full Time, IFPTE Union, Effective February 8, 2012.

SELECTMEN APPROVALS FOR ROUTINE CONTRACT MATTERS: a) Tree City USA 2011 Application for Certification; b) Resolution that the First Selectman is authorized to execute a Memorandum of Understanding on behalf of the Police Department with the CT Department of Public Safety for participation in the Internet Crimes Against Children Task Force; c) Renewal of Lease Agreement for 49 Federal Road; d) Investment Guidelines to Wells Fargo; e) Brookfield Social Services Agreement for EarnBenefits.

BOND RELEASES: Driveway Bond: 49 Obtuse Rocks Road #1960 \$750.00.

Planning Commission Bond: 8A Stage Road #200800694 Final Bond Release \$500.

CONSENT AGENDA: At conclusion of discussion, Howard Lasser made motion to modify the January 23rd minutes to only state what action the Selectmen took rather than who recommended each appointment and approve the consent agenda, seconded by George Walker. Motion carried unanimously.

ADDITIONAL MONTHLY AGENDA ITEMS

APPOINTMENTS

BROOKFIELD HOUSING AUTHORITY: Howard Lasser made motion to appoint Dorothy Miles to the Housing Authority, seconded by William Davidson. Mr. Walker stated that he is endorsing Ernesto Nepomuceno as the better candidate who is very familiar with the Housing Authority. Mr. Lasser stated that Dorothy Miles' record and service speaks for itself. The motion carried by majority, with George Walker opposed.

INLAND-WETLANDS COMMISSION: William Davidson made motion to appoint Maurice Downey as a regular member on the Inland-Wetlands Commission, seconded by Howard Lasser. Motion carried unanimously.

Howard Lasser made motion to appoint Sharon Fox from alternate to regular member on the Inland-Wetlands Commission, seconded by William Davidson. Motion carried by majority, with George Walker opposed.

PARKS & RECREATION COMMISSION: Howard Lasser made motion to appoint Bryan Chnowski from alternate to regular member on the Parks & Recreation Commission, seconded by George Walker. Motion carried unanimously.

WATER POLLUTION CONTROL AUTHORITY: Howard Lasser made motion to appoint Christopher Scott as alternate member and Tulio Lopez from alternate to regular member on the Water Pollution Control Authority, seconded by George Walker. Motion carried unanimously.

ZONING COMMISSION: George Walker made motion to appoint Robert Ziembicki and Jeffrey Cordisco as alternate members on the Zoning Commission, seconded by Howard Lasser. Motion carried unanimously.

RETIREMENT BENEFITS ADVISORY COMMITTEE: George Walker made motion to reappoint Michael Matson as Elector Representative on the Retirement Benefits Advisory Committee, seconded by Howard Lasser. Motion carried unanimously.

ADJOURN: Howard Lasser made motion to adjourn at 9:00 p.m., seconded by George Walker. Motion carried unanimously.

William R. Davidson
First Selectman

Howard Lasser
Selectman

George F. Walker
Selectman

