



Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415

**Board of Selectmen Minutes
Regular Meeting Minutes
Thursday, January 19, 2017
Colchester Town Hall @7pm**

MEMBERS PRESENT: First Selectman Art Shilosky, Selectman Stan Soby, Selectman Rosemary Coyle, Selectman Denise Mizla and Selectman John Jones

MEMBERS ABSENT: none

OTHERS PRESENT: Registrar D Mrowka, TC G Furman, D Henderson and Clerk T Dean

1. Call to Order

First Selectman A Shilosky called the meeting to order at 7:24 p.m.

2. Additions to the Agenda

A Shilosky ask to remove the word "Hall" from Town Meeting in agenda #8 and 9; remove agenda items 7.a.2 and 3 Police Commission interviews of P Kupczak and C Browning; add #11 Discussion and Possible Action on BOE Capital Appropriation Requests, renumber remaining items.

S Soby moved to change and add agenda item as presented, seconded by R Coyle. Unanimously approved. MOTION CARRIED.

3. Citizen's Comments – none

4. Consent Agenda

1. Possible Action on Senior Center Tai Ji Quan Instructor contract

2. Youth Advisory Board

a. Joshua Vinoski possible reappointment for a three-year term to expire on 12/1/2019

b. Lorraine Marvin possible reappointment for a three-year term to expire 12/1/2019

3. Commission on Aging – Goldie Liverant possible reappointment for a three-year term to expire 12/31/2019

4. Tax Refunds & Rebates - none

R Coyle moved to approve the consent agenda, seconded by J Jones. Unanimously approved. MOTION CARRIED

5. Approve Minutes of the January 5, 2017 Board of Selectmen Meeting

D Mizla moved to approve the Selectmen meeting minutes of January 5, 2017, seconded by S Soby, Unanimously approved, with one abstention by J Jones. MOTION CARRIED.

6. Budget Transfer - none

7. Boards and Commissions – Interviews and/or Possible Appointments and Resignations

a. Police Commission

1. Darrell York to be interviewed – was interviewed

8. Discussion and Possible Action to Set Town Meeting for Purchase of Map #22, Lot 49 on Lebanon Avenue

R Coyle shared a memo that explains the process that was done locating a property (attached). S Soby added his thoughts on the process and felt this location rose to the top as the best selection. Discussion on setting a date, along with two other dates needed for agenda item 9 and 11.

R Coyle moved to set the Town Meeting date for the purchase of Map #22, Lot 49 on Lebanon Avenue for February 2, 2017 at 7pm, seconded by S Soby. Unanimously approved. MOTION CARRIED.

9. Discussion and Possible Action to Set Town Meeting for Paper Mill Road Bridge over Jeremy River

J Jones asked if the road would be turned over once the bridge is repaired. A Shilosky stated that the town will keep the bridge and road and maintain going forward. The bridge has been inspected this year and if it doesn't pass the

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D. HENDERSON

town pays to repair in full. If it passes, the state will offer a 50/50 grant. If the town goes with the matching grant there will be a savings of \$150,000. It will be put in the budget capital plan to match ½. Because of the amount, it triggers a town meeting.

S Soby moved to set the Town Meeting date for the Paper Mill Road Bridget over Jeremy River for February 16, 2017 at 7pm, seconded by D Mizla. Unanimously approved. MOTION CARRIED.

R Coyle asked to skip to Agenda #11 Discussion and Possible Action on BOE Capital Appropriation Requests.

10. Discussion and Possible Action on BOE Capital Appropriation Requests

A Shilosky stated that need to set a Town Meeting for this due to using BOE end of year non-expended funds and moving to capital projects (breakout attached). S Soby clarified that doing this is a long established policy from the Board of Finance. D Mizla stated that the original commissioning go lost in the cracks and not addressed the first time. R Coyle stated that there was a problem with a contractor at the time and they never gave the BOE the money to complete so it never happened.

S Soby moved to set a Town Meeting for the appropriation of \$117,960 from General Fund Assigned Balance for February 16, 2017, seconded by D Mizla. Unanimously approved. MOTION CARRIED.

11. Discussion and Possible Action on 95 Norwich Avenue Purchase Tax Refund

A Shilosky stated that both the sellers and buyers attorneys did not realize that the Bacon Academy Board of Trustees paid the property tax. BA Trustees paid the taxes in July and the town bought the property in Sept. The buyer is responsible to reimburse the difference in paid taxes from Sept. on. This was missed in the closing. This will not be a transfer but a normal tax refund to the BA Trustees from the town.

S Soby moved to authorize the refund to the Trustees and Proprietors of Bacon Academy (Seller) the \$1,421.86 tax adjustment that was due to be refunded to Seller on September 30, 2016, the date of the closing of the sale of 95 Norwich Avenue by Seller to the Town, seconded by R Coyle. Unanimously approved. MOTION CARRIED.

12. Citizens Comments - none

13. First Selectman's Report - none

14. Liaison Reports

D Mizla reported on BOE – D Kennedy stepped down as Vice Chair and B Bernier was elected as Vice Chair. WJJMS bids reviewed, construction will begin in March. A Shilosky added that O & G construction has given a GMP price guarantee maximum of \$38,650,707. Arcadia, K Jackson, A Shilosky and M Cosgrove will review the contract and sign. Dec 2018 completion of construction anticipated.

Charter Revision – A Shilosky provided the commission with department descriptions for their review. Extensive discussion on budget transfer and supplemental funds in the charter. Sewer and Water ordinance discussed. Looking at creating an ordinance, same as how it is written in the charter, before the elections. To then plan to eliminate it from the charter. If that passes, the ordinance would be able to be modified. S Soby stated the ordinance has to be approved subject to vote on removing from the charter.

S Soby reported on the Planning & Zoning Commission – approved amendments to regulations on building mounted signage. Can have a sign on a second façade vs the front. This enable an opportunity to better advertise the business and easier to locate. Public Hearing approved new zone regulations, set back for sheds such that smaller properties won't face having a shed in the middle of their yard. Bight Task Force needs to be addressed and closed out. ZEO has been sending out letters to obvious violators of the ordinance. Need to establish a hearing officer.

R Coyle reported on Open Space – working on a grant to connect trails. Suggest that J Gigliotti may want to have a meeting with the residents on this connection to explain the concept so they have a better understanding. Fire Dept. – 1,870 calls last year. Fire Police in East Hampton donated all their gear to Colchester. Budget presentation to BOF coming up. Will include Paramedic program, and some capital improvement items. Conducting hypothermia training.

J Jones reported on Fire Dept. – paid member R Knowles to retire on 1/27, R Dombrowski is taking his place. Two new hires for firefighters.

15. Adjourn

J Jones moved to adjourn at 8:15 p.m., seconded by R. Coyle. Unanimously approved. MOTION CARRIED.

Attachment: SRC Subcommittee Memo
BOE End of Year Non-Expended Funds – Recommended Capital Projcts

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tricia Dean', with a long horizontal line extending to the right.

Tricia Dean, Clerk

To: First Selectman Art Shilosky
Board of Selectmen

From: Senior Center Subcommittee (SRC) – Rosemary Coyle, Chair (BOS), Stan Soby (BOS), Tom Kane (BOF), Andreas Bisbikos (BOF), Eleanor Phillips (COA), Marge Mlodzinski (COA) – staffed by Patty Watts, Director of Senior Services

Date: January 18. 2017

Re: SRC Subcommittee proposed site selection for a future Senior Center per the charge by the BOS to the SRC Subcommittee – Lebanon Avenue, Map 22/Lot 49

After securing a location for the Senior Center to operate until a new Senior Center is built, the SRC Subcommittee began working on determining a future site of a new Senior Center. The following steps were taken:

- Develop a list of criteria to be considered in selecting a site which included the following: needs sewer and water, no environmental issues, parcel would be a minimum 1 to 1 ½ acres to allow green space, good topography, shape of land, where parking could be located, traffic patterns, possibility for expansion, no demolition, and should own and not lease.
- SRC Subcommittee enlisted the assistance of the Planning Department and we were assisted by Randy Benson, Town Planner, and Sal Tassone, Town Engineer. We also sought the assistance of Jim Paggioli, Public Works Director.
- Based on our criteria, the Planning Department gave the committee information on 12 sites in Colchester to review and consider.
- The committee narrowed the list down to four sites. Two of the four sites were eliminated because of inadequate frontage, traffic flow, grading, abatement, and lack of sewers or issues connecting to sewers.
- Of the two sites remaining, the one site being proposed, Lebanon Avenue, Map 22/Lot 49, was selected for the following reasons: it met the criteria established, has public sewer and water, parcel size would allow for green space and possible expansion, excellent frontage, good traffic pattern and flow (safety), level topography, would permit ample parking, adjoins current town campus, no demolition of an existing structure, reasonable acquisition costs, and projection of future population of seniors in Colchester.

In moving this proposal forward to the First Selectman and the Board of Selectman, the SRC subcommittee wishes to thank Patty Watts, Randy Benson, Sal Tassone, and Jim Paggioli for their guidance and expertise in helping us to determine a suitable site for a future Senior Center that will meet Colchester's needs now and into the future. We ask the BOS to move our recommendation forward to the Town.

Colchester Public Schools
BOE End of Year Non-Expended Funds – Recommended Capital Projects

LOC	DESCRIPTION	BUDGET EST.
CES	Building System Repairs & Upgrades IAW Re-Commissioning Recommendations (VAV Replacements, Speed-Drive Installations, Air Balancing, etc.).	\$46,600
	<i>At the completion of the CES Building Project the mechanical systems were never commissioned as called for in the plans & specifications. As part of the re-commissioning process multiple issues were discovered that need to be corrected to address energy inefficiencies, indoor air quality and occupant comfort.</i>	
BA	Replace Obsolete Alerton TUX VAV Field Controllers on 3rd Floor w/ VLC VAV Field Controllers.	42,360
	<i>Multiple existing VAV controllers throughout the school have failed and are obsolete and no longer available. Replacing all the controllers on the 3rd floor will address the failed controllers on the 3rd floor and provide spares to address the failed controllers throughout the school and provide spares for future failures.</i>	
DW	2017 Ford Transist Wagon – 10 Passenger	29,000
	<i>Replacement van for 1999 Ford Econoline Van w/ 77,000 miles. Undercarriage heavily corroded and there is a high probability that the van will not pass the next DMV inspection required due to students being transported.</i>	
TOTAL		\$117,960.00

Note: Budget Estimates provided are order of magnitude estimates and not based on actual quotes.

Submitted By: Ken Jackson, Director of Educational Operations
Dated: 01/06/17