

Town of Colchester
Board of Finance Meeting Minutes
Wednesday, June 17, 2015
Town Hall Meeting – 7:00 p.m.

Members Present Chairman Rob Tarlov, Art Shilosky, John Ringo, Tom Kane, Rob Esteve, James McNair

Members Absent: None

Others Present: Selectmen: First Selectman Stan Soby, Selectman Rosemary Coyle
Registrars of Voters Dot Mrowka; Tax Collector Michelle Wyatt, CFO Maggie Cosgrove;
Town Planner Adam Turner; Wetlands Enforcement Officer Jay Gigliotti; Citizens: Nance Groeger, Jen Mattos

1. **CALL TO ORDER:** Chairman Tarlov called the meeting to order at 7:02 p.m.

2. **ADDITIONS TO THE AGENDA:** None at this time.

3. **APPROVAL OF MINUTES - June 3, 2015 Regular Meeting**

**** Note correction from the agenda on date of minutes to be approved.

J. Ringo motioned to approve the minutes of the June 3, 2015 regular meeting, seconded by R. Esteve . Vote was unanimous. **MOTION CARRIED.**

4. **CITIZEN'S COMMENTS:** R. Coyle commended everyone on a great job the WJIMS project passed and to R. Tarlov for all the time he spent trying to get the correct information out to the public.

5. **CORRESPONDENCE:** None

6. **DEPARTMENT REPORTS**

a) **Finance Department:** Members reviewed the revenue and expenditures through May 31, 2015. M. Cosgrove said that except for snow, both are doing good. None of the contract negotiations are reflected yet. Chairman Tarlov questioned who controls the overtime for the Resident State Trooper. Oil costs were high for some of the buildings such as the Youth Center that are not very energy efficient. Electricity costs are better than what they were last year.

b) **Tax Collector – Reports and Discussion:** Enforcements continue to be worked on. Liens were removed on 17 real estate accounts. There was 130 motor vehicle releases. Tax notices are up on the website. An article will be going in the paper about online pay service. Paperwork for the end of the year is all ready and waiting on mill rate to be determined.

7. **FIRST SELECTMAN'S REPORT**

a) **Transfer Requests:** None

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b) **First Selectman's Update:** WJMS project passed. Fire Department had a very busy day Tuesday with 14 calls. Ambulance 628 is back in service. Norton Mill project continues. An engineering firm has been selected for phase two of the project. Online is a workplan for the Town's part. Still working on coordinating with Nature Conservatory. Staff is working on a grant to connect the Eight Mile Trail to the Airline Trail. Applications are being received for the Town Planner's position. A new officer will be sworn in on June 26th. A new sergeant has been assigned. The Colchester Sports Arena went back before Economic Development Commission because of some minor changes but fundamentally is the same project and the C-Tip will remain as is. Meineke is looking for a new locations. First Selectman Soby requested an Executive Session be added to the agenda to discuss a security issue.

J. Ringo motioned to add an Executive Session to discuss security issue to the agenda, second by T. Kane. All members voted in favor. **MOTION CARRIED.**

8. LIAISON REPORTS:

A. Shilosky reported that the Commission on Aging will hold it's golf tournament on August 7th & 8th. The Senior Center has 1235 members. For the month they served 121 special meals, 502 meals on wheels, and added 12 members. They have 50 new members this year.

R. Esteve reported that the Board of Education received the report regarding the Director of Special Education. The report included several recommendations that are being taken into consideration. The Board rescind any offer to bring the said individual back in a consultant capacity after retirement. There is also an offer on the table for early termination effective July 1, 2015.

R. Tarlov reported that Sewer and Water has a supervisor retiring. They will not be filling the position. Three qualified employees will be taking on the work. A new manager has been hired at Joint Facilities in East Hampton. An RFQ will be going out for work on the wells.

*** A new motion was made at this time regarding Executive Session due to the fact that it had not been assigned a spot on the agenda when originally added. J. Ringo motioned to add Executive Session to the agenda as item 11a, seconded by T. Kane. Vote was unanimous. **MOTION CARRIED.**

9. NEW BUSINESS

a) **P & Z; Moroch Property Open Space Purchase:** A. Turner and J. Gigliotti presented information on the purchasing of 10.21 acres of open space abutting Ruby Cohen property. (See Attached). A grant has been awarded for about ½ of the purchase. J. Ringo motioned to appropriate funds from the "Open Space Acquisition Fund" and the "Fee in Lieu of Services Fund" to total \$33,817 for the acquisition of the

"The Moroch Property", seconded by R. Esteve. Vote was unanimous. **MOTION CARRIED.**

10. OLD BUSINESS:

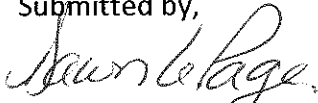
- a) **2015/2016 Planning Objectives:** No discussion
- b) **Review of Revised Capital Plan - Equipment and Road Improvements:** No discussion
- c) **Capital Improvement Plan - Facilities-creating a funding schedule:** No discussion
- d) **Review of Program Fund:** No discussion.

11. CITIZENS COMMENTS: Nance Groger commented that she was happy about the WJJMS project referendum passing. D. Mrowka commented that with all the referendums Registrar of Voters is over budget.

11a) Executive Session: R. Esteve motioned to go into Executive Session inviting First Selectman Soby and Selectman Coyle to discuss a security issue, seconded by A. Shilosky. Vote was unanimous. **MOTION CARRIED.**
Executive Session was entered into at 8:35 p.m.
Chairman Tarlov brought the Board out of Executive Session at 8:58.

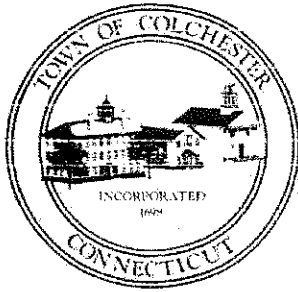
12. ADJOURNMENT: J. Ringo motioned to adjourn, seconded by T. Kane. Vote was unanimous. **MOTION CARRIED.** Chairman Tarlov adjourned the meeting at 8:58 pm.

Submitted by,


Dawn LePage, Clerk

Town of Colchester, Connecticut

127 Norwich Avenue, Colchester, Connecticut 06415



June 10, 2015

To: Colchester Board of Finance

From: Colchester Planning and Zoning Department

RE: 10.21 acres Open Space land acquisition, located on Dutton Road abutting Ruby and Elizabeth Cohen Woodlands Park

On October 28, 2014, the Town of Colchester received notice from the CT DEEP that the Moroch Property OSHA Grant application had been awarded. The receipt of the grant award provided the Town of Colchester with \$31,183.00 in funds to be used towards the purchase of the Moroch Property.

The acquisition of "The Moroch Property" regards 10.21 acres of vacant land located on Dutton Road, abutting the Ruby and Elizabeth Cohen Woodlands Park to the South. In accordance with Colchester's Open Space Plan and the Plan of Conservation and Development, the Moroch Property would be combined with the Ruby Cohen Woodlands Park.

The property is located on Dutton Road, consisting of 10.21 acres (6.1ac dry land, 4.1ac of wetlands and 811 linear feet of watercourse), the property is located, approximately 6,400 feet to the Southeast of the Route 2 Eastbound entrance ramp, off of Parum Road (Route 354).

In accordance with Terms of the Grant application, the Town hired Buckley Appraisals to conduct a complete appraisal of the 10.21ac Moroch Property. The appraisal, dated March 29, 2014, valued the property at \$82,000. The Town entered into agreement with the Moroch Family to purchase the 10.21 ac for \$65,000. The grant portion of the purchase totals \$31,183 leaving a balance of \$33,817. We will utilize both the fee in lieu and the towns open space purchase accounts to provide funding for the Town's portion

The Planning and Zoning Department staff spent 6 months conducting the required due diligence towards the Town's purchase. In addition to staffs review, Town counsel John Bradley, of Rome McGuire P.C. verified all of staffs findings as well as several issues other identified during the due diligence period. He has indicated that we can proceed to closing. In accordance the terms of the CT DEEP Grant and per section C1001 of the Town Charter, the Board of Selectmen is required to review and call a Town Meeting for consideration of actions concerning real estate transactions with values exceeding \$10,000. Prior to that staff seeks concurrence that the Board of Finance concurs with this proposed transaction.

Staff recommends the Town move forward with the Moroch Property Open Space Purchase.