

A. Jeffrey Capeci, Chairman
Mary Ann Jacob, Vice Chair
Dan Amaral
Jan Andras
Kathy Fetchick
James S. Belden



Gary Davis
George T. Ferguson
Kevin Fitzgerald
Bob Merola
Ben Spragg
Dan Wiedemann

TOWN OF NEWTOWN

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**Minutes from the regular meeting of the Legislative Council
Held in the Board Room in the Newtown Municipal Center,
3 Primrose Street, Newtown, Connecticut
Wednesday, September 21, 2011**

**** These are draft minutes and as such are subject to correction by the Legislative Council at the next regular meeting. All corrections will be determined in minutes of the meeting which they were corrected.***

Chairman Capeci called the meeting to order at 7:30 pm.

Present: Jeffery Capeci, George Ferguson, Kathy Fetchick, Daniel Amaral, James Belden, Dan Wiedemann, Jan Andras, Mary Ann Jacob, Robert Merola, Ben Spragg, Gary Davis

Absent: Kevin Fitzgerald

Also Present: Director of Economic and Community Development Elizabeth Stocker, First Selectman Pat Llodra, Finance Director Robert Tait, two member of the public, and two members of the press.

Voter Comment: NONE

Minutes – Ms. Jacob made motion to approve the minutes of the September 7, 2011 meeting as submitted, Mr. Ferguson seconded, motion unanimously approved.

Communications: NONE

Committee Reports: Ms. Fetchick reported that she went to the BOE the night before where she received their budget calendar. She will scan it and send it to the council members. Mr. Spragg reported that the finance committee did meet in August with Ms. Llodra and Mr. Hurley of Public Works present. They continued discussion about Public Works and will try to reconvene at the end of this month.

First Selectman's Report: The Water Line Project in Sandy Hook water line is just about finished. There is still lateral work to be done and both Riverside Road and Glen Road will need to be paved because they are much too rough to leave it. The project is budgeted for \$450,000. In order of them to achieve the project in budget they are using public works staff and equipment to assist the contractor. If the project was bid out completely, the job would have cost over \$600,000.

Middle School Roof completed on time under budget. They had budgeted using \$370,000 from contingency but only used about \$200,000. The HVAC work did not have to be done as they thought. They lifted the units and did the work under it and put it back down instead of moving them to the ground and back onto the roof

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High School addition – Some of the subcontractors will be put on notice. They will have 72 hours to show up. If they do not show up new subs will be brought in and they are holding back final payments. This project is an example of poor management from architecture to construction management.

Animal Control Facility – the goal is to get it done by the winter. It will be a hard push to get it ready for staff and animals but they are working on it. This is a project that is truly a public/private project. This is funded both by the Town and private funds. The Public Works Department is doing excavation to help offset costs.

Boggs Hill Road will be closed at Route 302 as of Monday to replace a box culvert.

Hanover Road – there is a section of the road that has significant erosion which is causing the guide rails to fall into the swamp. The solution is to re-profile the road which means that they are bringing it down which will allow it to be wider so they can put in guide rail that will hold. There are also 27 trees that need to come down for this project and that bid was just awarded today.

Hawley School HVAC project - The Selectmen has sent this to the Public & Building sight. Ms. Llodra stated that the sooner these projects get to them, the better the projects are managed.

Storm numbers for Irene up through September 1st were \$191,000 which most is reimbursable through FEMA. There is more work that has happened after that date but all the bills are not in yet.

Development at Fairfield Hills – There isn't a lot of information from the Selectman about the development of Fairfield Hills because it is handled by the Fairfield Hills Authority not the Selectman. They have heard nothing more about the Cochran house and the assumption is that the project is no longer on the horizon. There was an interest expressed by the director of Nunnawauk Meadows suggesting they give the town 45 acres for a building at FFH. John Reid and Liz Stocker met with them and discussed the cost to rehabing the buildings which may be more than they can accommodate.

Mr. Amaral questioned a tree clean up on Main Street near the Episcopal Church by the Town Crew. This work was done as an emergency situation.

Mr. Spragg asked why the gas in Newtown was more expensive than surrounding towns. Ms. Llodra, Mr. Ferguson and Mr. Amaral all answered that is because of zone pricing and the town has no control at all on pricing.

Ms. Fetchick asked if CL&P was going to come back into town and clear trees and limbs from the power lines. Ms. Llodra explained that most of the trees that came down were healthy trees. It is something that the town is looking at as well as CL&P. CL&P has a clean-up scheduled for next week. If there are items of concern Ms. Llodra asked that they call either the Public Works Department or the Selectman's office so we can keep on top of companies.

There was 160,000 minutes used in storm Code Reds which costs \$62,000. They are going to change their contract for unlimited minutes which will be a cost of \$14,000 for unlimited and the current bill will be absorbed. Mr. Spragg, Ms. Fetchick and Mr. Belden all expressed their appreciation for the messages.

NEW BUSINESS

Report on Commercial/Industrial Properties by the Director of Economic and Community Development: Ms. Stocker presented several maps of the town showing the zoning, aquifer protection and sewer. She then

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discussed what is available in commercial/industrial properties. The pricing of the properties are holding their value. She spoke with a broker this week that is interested in putting the Blu Linx property on the market. They are looking at \$300,000 per acre and there is 21 acres. It is in the South Main design village so the Design Advisory Board would have some input on it.

They are focusing on the area of Hawleyville with the Water and Sewer Authority and Department of Public Works which could be supported by the sewers and transportation is already in place. The commission has also been working on reuse of the properties. For example the Pitney Bowes building stood vacant for 3 years and the value didn't drop. There are other properties that are in the rears with their taxes so they would like to see those properties reused.

There are thousands of small business and entrepreneurs in this town and they are looking to tap into that and help them grow from a home office into a business.

For their marketing plan they have their website, advertise in the New England Real state journal, referrals, and networking. The EDC's goal is to increase the commercial/industrial grand list by 1% which equates to a Million Dollars. Currently, Ms. Stocker is going through the properties that are delinquent on their taxes with the Tax Collector to find properties that they can work with and find opportunities to get them current.

Fiscal Year 2010 Year End Transfers:

Mr. Spragg moved to transfer \$36,924.51 from Contingency (01570-2000) to Selectman Legal Services/Other (01100-4063) \$25,375.80 and Land Use Legal Services (01490-4061) \$11,548.71, Ms. Jacob seconded, all in favor.

Mr. Spragg moved to transfer \$430.12 from Postage (01105-2016) to Legal Advertising (01105-2015), Ms. Jacob seconded, all in favor.

Mr. Spragg moved to transfer \$1,175.00 from Contingency (01570-2000) to Pension Services & Supplies (01260-2011), Ms. Jacob seconded, all in favor.

Mr. Spragg moved to transfer \$286.61 from Police Traffic Guards (01310-1007) to Police Civilian Personnel (01310-1004), Ms. Jacob seconded, all in favor.

Mr. Spragg moved to transfer \$172.25 from Emergency Management Contractual Services (01330-4060) to Emergency Management Gas/Utilities (01330-2016), Ms. Jacob seconded, all in favor.

Mr. Spragg moved to transfer \$601 from Worker's Comp (01350-4003) to Liability/Auto (01350-4001), Ms. Jacob seconded, all in favor.

Mr. Spragg moved to transfer \$17,444.05 from Contingency (01570-2000) to Highway Equipment Fuel (01500-2016) \$9,730.13 and Contractual Services (01515-4025) \$7,713.92, Ms. Jacob seconded, all in favor.

Mr. Spragg moved to transfer \$217.80 from P&R Grounds Maintenance (01550-3052) to P&R Pool Expenses (01550-2024), Ms. Jacob seconded, all in favor.

Mr. Spragg moved to transfer \$94,597.54 from Interest (01580-2002) to Principal (01580-2001), Ms. Jacob seconded, all in favor.

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Mr. Spragg moved to transfer \$697.45 from FFH Admin Payroll (01870-1002) to FFH Utilities (01870-2018),
Ms. Jacob seconded, all in favor

Voter Comment: None

Announcements: None

Having no further business, the meeting was adjourned at 9:02pm

Arlene Miles, Clerk Pro-Tem