

**TOWN OF DARIEN
BOARD OF SELECTMEN
NOVEMBER 3, 2014**

ATTENDANCE: First Selectman Jayme Stevenson; Christopher (Kip) Hall,
Susan Marks, Gerald Nielsen, E. Reilly Tierney.

STAFF: Karl Kilduff, Administrative Officer.

CALL TO ORDER

First Selectman Stevenson called the meeting to order at 7:00 p.m.

FIRST SELECTMAN'S REPORT

First Selectman Stevenson read her report, as follows:

Tomorrow is Election Day. Please exercise your right to vote. Choosing a governor has a significant impact on your everyday living. Polls are open from 6am until 8pm. District voting is as follows:

- Districts 1 and 6 vote at 35 Leroy
- Districts 2 and 5 vote at Town Hall — please enter opposite the main entrance at the bridge entrance —not through the Mather Center
- District 3 votes at the Noroton Fire Department — enter from the McGuane Field level entrance
- District 4 votes at Hindley School

ADMINISTRATIVE OFFICER'S REPORT

Mr. Kilduff reported the shared services project is moving along with the process of identifying joint efficiencies with this building along with providing increased services. An architect has been hired, Silver Petrucelli & Associates, and a feasibility study is underway for budget development.

PUBLIC COMMENT - None

ACTION ITEMS:

Discuss and Take Action on a Resolution Amending the Approval of Purchasing the Property Located at 32 Hoyt Street as Requested by the Board of Education for the Price of \$775,000.

There was discussion on the reasons for the amendment.

Ms. Joanne Hennessy came forward to address questions. She stated that there are safety and traffic concerns along with the cost of renovation and long term administrative costs for overhead.

Mr. Hall asked for a range of the costs involved. Ms. Hennessy replied that it is unknown what is needed to bring it up to commercial code and ADA compliant.

Mr. Tierney asked if the costs of demolition were taken into account. Mr. Kilduff replied that it is approximately \$76,000 plus hazardous material disposition, with costs about the same as with Short Lane.

Ms. Hennessy explained that the building could not be used for children due to the limitations and ADA non-compliance, and the original intent for repurposing of the building was for swing space for administrative quarters. Also, the cost of asbestos abatement and oil tank removal would be at the expense of the seller and there would be a conditional closing.

Mr. Tierney suggested that he would like to have input relative to this being useful space for non-instructional personnel and this potential use would be a compelling argument to have a cost/benefit analysis for budgeting building improvements.

Mr. Nielsen stated that he never saw this before and he is disappointed in the process of an amended resolution. There was further discussion about the timing of demolition.

Mr. Tierney asked if it is rejected, what are the next steps and would it be vetted by a Board of Education Committee. He asked if there is a public process if there would be a deadlock on the purchase fell through is it damaging to the nearby property owners.

First Selectman Stevenson encouraged the Board to vote and follow RTM direction to go out to bid the abatement and demolition. She added that there should not be a rush to demolish during the Christmas holiday break and suggested the timing be such to wait until the end of the school year when school is not in session.

First Selectman Stevenson read part of the resolution and highlighted the amended language:

WHEREAS, the Representative Town Meeting voted to finally approve the purchase of 32 Hoyt Street and provided as a condition of the purchase, that the structures on said property be demolished in the reasonably near future, and that in the interim said structures not be used by the Board of Education or any Town Board, Commission or Agency.

**** MR. NIELSEN MOVED TO ADOPT THE AMENDED RESOLUTION:**

PURCHASING THE PROPERTY LOCATED AT 32 HOYT STREET AS REQUESTED BY THE DARIEN BOARD OF EDUCATION FOR THE PRICE OF \$775,000

WHEREAS, the property located at 32 Hoyt Street is completely surrounded by Darien Board of Education property used for Holmes School: and

WHEREAS, the Board of Selectmen previously received a response from the Darien Planning & Zoning Commission on a mandatory referral dated October 11, 2013 regarding the site: and

WHEREAS, the acquisition of this site is in keeping with the 2006 Town of Darien Plan of Conservation and Development as the site is contiguous to other Town-owned property: and

WHEREAS, purchase of this property presents future opportunities for the Board of Education at Holmes School: and

WHEREAS, the Darien Board of Education has endorsed the acquisition of 32 Hoyt Street; and

WHEREAS, on October 6, 2014, the Darien Board of Selectmen approved the request of the Darien Board of Education to acquire 32 Hoyt Street with the understanding that owning said property is in the long-term interest of the Town of Darien and may be needed by the Board of Education for its future facility needs

WHEREAS, the Representative Town Meeting voted to finally approve the purchase of 32 Hoyt Street and provided as a condition of the purchase, that the structures on said property be demolished in the reasonably near future, and that in the interim said structures not be used by the Board of Education or any Town Board, Commission or Agency.

NOW, THEREFORE, BE IT REVOLVED that, the Darien Board of Selectmen hereby amends its previous resolution to approve of the request of the Darien Board of Education to acquire 32 Hoyt Street with the understanding that owning said property is in the long-term interest of the Town of Darien and may be needed by the Board of Education for its future facility needs, with the condition of the purchase, that the structures on said property be demolished in the reasonably near future, and that in the interim said structures not be used by the Board of Education or any Town Board, Commission or Agency.

**** MS. MARKS SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

First Selectman noted that there were members of the public in attendance and asked if there were any comments. A member of the public stated that there was interest in the short term plan for the property. (The name was not given for the record.)

First Selectman Stevenson noted that the firm Malone and McBroom has been hired to do an education study that would include input on enrollment projections. She added that they anticipate renovation recommendations for Hindley School and field improvements, and members of the public will be informed and involved in the process.

Discuss FY2015-16 Mock Budget Exercise

Mr. Kilduff delivered his power-point presentation on the 2015-16 Mock Budget Exercise and noted that this was based on the direction of modeling Town spending plan to 1%.

The following summarizes key impacts:

- Some departments can keep functioning with growth limited to 1% growth
 - These areas are not normally budget drivers and they normally have limited growth
 - Police Department would cut training, equipment maintenance, scale back technology replacement (MDT & Tasers), and Marine Patrol reduced.
- Senior Center would have to scale back programming
- Parks & Recreation would have to reduce gate guard time which assists with revenue collection
- Overhead does not fit in the model
 - WC and LAP coverages will exceed 1% (15% and 10%) Healthcare projected to increase
 - Pension contribution modeled to increase
- Increases in these areas require still further cutting elsewhere in the budget
- Have to re-examine departmental operations to find additional cost reductions
- Overhead exceeds the model by \$602,993.
- Total operating the was under the model provides an offset of (\$53,766)
- Net overage that would have to be cut
 - This is not achieved by trimming at the edges. This is a major structural or service change
 - What are we not going to do?

Mr. Kilduff fielded questions and comments throughout the presentation. First Selectman Stevenson thanked Mr. Kilduff for this and noted the importance of the exercise on the budget process.

Discuss and Take Action on Ratification of Board of Selectmen's Vision Statement For the Town Plan of Conservation and Development

First Selectman Stevenson noted that this will be used as a guidepost and direction to Planning & Zoning and other Town departments.

Mr. Tierney asked about inclusion of parks and it was noted that the language on open space was included.

**** MR. HALL MOVED TO APPROVE THE BOARD OF SELECTMEN'S VISION STATEMENT FOR THE TOWN PLAN OF CONSERVATION AND DEVELOPMENT AS SUBMITTED.**

**** MR. NIELSEN SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

Town Plan Vision Statement

The Town Plan serves as a flexible blueprint for the continuing development of our community. It identifies enhancements and additions to our infrastructure and provides the basis for maintenance of our existing resources.

- Darien continues to be primarily a New England style, single-family dwelling community.
- The Town Plan must balance growth and development with preservation and protection of the existing ecosystem on which our future depends, i.e. open space, the Long Island Sound, coastal habitat, our streams, ponds and wetlands.
- Downtown and traditional neighborhood commercial centers or corridors, through scale, character and density should create a strong sense of place for living, shopping and dining and add to the vitality of our community.
- Multi-modal transportation and pedestrian-friendly streetscape should be complimentary to the character of our town.
- Total citizen involvement, including our elected, appointed and volunteer groups, are critical to effective planning and successful implementation.

The town must adopt and implement high quality public policies promoting long-term growth, development and infrastructure improvements. Thoughtful, dynamic leadership continues to be necessary to ensure our community implements the blueprint provided by this Town Plan.

Discuss and Take Action on 2015 Board of Selectmen Meeting Schedule

There was a discussion about keeping the current 7:00 time start including Executive Sessions. It was agreed to keep the meetings at 7:00 and to stagger Executive Sessions as Special Meetings needed. Another option would be to set Executive Sessions with approval requirements to the end of the meeting if necessary.

It was noted that the meeting of November 9, 2015 listed as TBD is to be scheduled at 7:00 p.m.

- ** **MR. HALL MOVED TO APPROVE THE 2015 MEETING SCHEULE OF REGULAR MEETINGS OF THE BOARD SELECTMEN AS AMENDED.**
- ** **MR. NIELSEN SECONDED THE MOTION.**
- ** **MOTION TO ADOPT THE AMENDED RESOLUTION PASSED UNANIMOUSLY.**

2015 MEETING SCHEULE
REGULAR MEETINGS THE BOARD OF SELECTMEN

Note: Regular Meeting times are to be amended from 7:45 p.m. to 7:00 p.m.

Pursuant to Section 1-21 of the Connecticut General Statutes, the following dates of regular meetings of the Board of Selectmen are hereby established for 2015. Meetings shall be held at the Town Hall in Room 206 unless otherwise indicated.

| | | | | | |
|--------------------|----------------|------------------|-------------------|----------------|------------------|
| January 5 | Monday | 7:45 p.m. | July 7* | Tuesday | 8:30 a.m. |
| January 12 | Monday | 7:45 p.m. | July 20 | Monday | 7:45 p.m. |
| January 13* | Tuesday | 8:30 a.m. | August 3 | Monday | 7:45 p.m. |
| February 2 | Monday | 7:45 p.m. | August 24 | Monday | 7:45 p.m. |
| February 23 | Monday | 7:45 p.m. | September 14 | Monday | 7:45 p.m. |
| March 9 | Monday | 7:45 p.m. | September 21 | Monday | 7:45 p.m. |
| March 23 | Monday | 7:45 p.m. | October 5 | Monday | 7:45 p.m. |
| April 6 | Monday | 7:45 p.m. | October 6* | Tuesday | 8:30 a.m. |
| April 7* | Tuesday | 8:30 a.m. | October 19 | Monday | 7:45 p.m. |
| April 20 | Monday | 7:45 p.m. | November 2 | Monday | 7:45 p.m. |
| May 4 | Monday | 7:45 p.m. | November 9 | Monday | TBD ⁷ |
| May 18 | Monday | 7:45 p.m. | November 23 | Monday | 7:45 p.m. |
| June 1 | Monday | 7:45 p.m. | December 14 | Monday | 7:45 p.m. |
| June 15 | Monday | 7:45 p.m. | December 28 | Monday | 7:45 p.m. |
| July 6 | Monday | 7:45 p.m. | | | |

* Joint Town Department Heads Meeting

Discuss and Take Action on Rescinding an Appointment to the Zoning Board of Appeals

First Selectman stated a public apology to Mr. Brown and explained that this appointment was made in error as there was not an open position on the Board.

**** MS. MARKS MOVED TO APPROVE THE FOLLOWING:**

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THE BOARD OF SELECTMEN HEREBY RESCINDS THE APPOINTMENT OF DAVID BROWN, AS AN ALTERNATE TO THE ZONING BOARD OF APPEALS FOR A 3-YEAR TERM BEGINNING ON JULY 1, 2013 AND EXPIRING ON JUNE 30, 2016 AS A VACANCY IN THE ALTERNATE POSITION WAS NOT CREATED. THE BOARD OF SELECTMEN EXTENDS THEIR THANKS TO MR. BROWN FOR HIS INTEREST IN PUBLIC SERVICE.

**** MR. TIERNEY SECONDED THE MOTION.
 ** MOTION TO ADOPT THE AMENDED RESOLUTION PASSED UNANIMOUSLY.**

Transfer - Public Works

It was noted that this was discussed previously and clarification the supporting documentation was provided as follows:

Funding is sought to provide local matching dollars which will be supplemented by CL&P Incentive funds to install energy efficiency upgrades to the Police Department and Public Works Garage. The Town has been working with a CL&P approved vendor to evaluate facilities with a focus on finding approaches to reducing electricity consumption.

The Police Department project has a total cost of \$32,512 which will leverage \$11,577 in CL&P Incentive funding. The project would install occupancy sensors, and LED retrofits to certain fixtures. It is anticipated that the upgrades will save \$5,268 annually in electricity expenses. As a result, the project will have a payback period of 3.97 years for the requested local investment of \$20,935.

The Public Works Garage project has a total cost of \$39,018 which will leverage \$14,710 in CL&P Incentive funding. The project would install occupancy sensors, auto controls for coolers and vending machines, a combination of new LED fixtures and LED retrofits to certain fixtures, and high performance fluorescent bulb retrofits for other fixtures, It is anticipated that the upgrades will save \$8,590 annually in electricity expenses. As a result, the project will have a payback period of 2.8 years for the requested local investment of \$24,308.

**** MR. NIELSEN MOVED TO APPROVE THE FOLLOWING
 RESOLVED:**

That the following transfer of appropriations is approved for referral to the Board of Finance:

| From: | | | To: | | |
|----------------------------|--------------------|-----------------------------------|--------------|-------------------------------------|-----------------|
| Acct. No. | Account | Amount | Acct. No. | Account | Amount |
| 30111014- 908600 TBD | BOF Contingency | \$45,243 | TBD | Energy Upgrades for PD 24,308 | \$20,935 |
| | | Energy Upgrades for DPW Garage | | | |
| TOTAL | | \$45,243 | TOTAL | | \$45,243 |

**** MR. HALL SECONDED THE MOTION.
 ** MOTION PASSED UNANIMOUSLY.**

AGENDA REVIEW

Ms. Marks requested to add a review of a Blight Ordinance to the agenda. First Selectman Stevenson explained that it has been discussed that appropriate managerial roles, intervention, and property maintenance code standards are to be included. She noted that Wayne Fox would be invited to review the ordinance.

Approval of Minutes

Special Meeting of October 20, 2014

- ** MR. NIELSEN MOVED TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF OCTOBER 20, 2014 AS SUBMITTED.
- ** MR. TIERNEY SECONDED THE MOTION.
- ** MOTION PASSED UNANIMOUSLY.

Regular Meeting of October 20, 2014

Page 1, paragraph 1, (and throughout) change Ginsburg to Ginsberg. Delete the second sentence.

- ** MR. NIELSEN MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF OCTOBER 20, 2014 AS SUBMITTED.
- ** MR. TIERNEY SECONDED THE MOTION.
- ** MOTION PASSED UNANIMOUSLY.

There was no other business.

FORTHCOMING MEETINGS

November 4, 2014 Planning & Zoning Commission Regular Meeting at 8:00 PM.
November 10, 2014 Representative Town Meeting Regular Meeting at 8:00 PM
November 11, 2014 Board of Education Regular Meeting at 7:30 PM
November 17, 2014 Board of Selectmen Regular Meeting at 7:00 PM.
November 18, 2014 Board of Finance Regular Meeting at 7:30 PM.

Adjournment

- ** MR. NIELSEN MOVED TO ADJOURN THE MEETING.
- ** MR. TIERNEY SECONDED THE MOTION.
- ** MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,
Marilyn Knox,
Telesco Secretarial Services