

**TOWN OF DARIEN  
BOARD OF SELECTMEN  
FEBRUARY 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 7:15 p.m.

PUBLIC HEARING on Town Administrator's Proposed Budget

First Selectman Stevenson opened up the public hearing on the proposed budget, and asked if there were comments from members of the public; and hearing none, the public hearing was closed at 7:16 p.m.

REPORT from Housing Authority

Ms. Jan Raymond, from the Darien Housing Authority gave an update on the building renovations at the Heights and stated that the temporary certificates of occupancy permits for Elm Street have just been received. She added that four more buildings are to be completed and occupancy is expected to be finished by mid summer. She stated that they are working on landscaping and there is a good feeling about the outcome after much input from the town, and this is something they should be proud of. She added that the final step is to move offices from Town Hall and relinquish that space back to the Town. She added that the property manger does go between the facilities to manage the buildings for now.

Old Town Hall Homes: Capital expenditures are being done to replace the parking lot after thirty years of patch and fix has been done. Painting and interior renovations are in progress. Renovate and remediate units when they become vacant has been one of the objectives to up date the units and upgrade heating to reduce utility costs. She stated there is no plan for future renovations, but they have issued an RFQ to developers for their input to address public housing issues. She explained that there was no specific area listed because they did not want to limit the developers with their input. She spoke about the need for an elevator as there is no access to the second floor, and no interior stairwell which is not conducive to the needs and limitations of the aging population.

She discussed the Allen O'Neil Development of small capes and that two houses remain. She stated that there is a grant from the state to rehabilitate and make them look similar to the Heights units with better and more efficient heating.

### Report from Housing Authority--continued

Mr. Nielsen asked about what kind of interest was received, and Ms. Raymond replied that they have not yet looked at the responses. She explained she had given tours to three developers but left the areas open to get their unbiased input on what they would recommend. Mr. Nielsen asked for a copy of the RFQ and Ms. Raymond noted that it is open to the public and she would e-mail a copy to the First Selectman.

Ms. Marks asked about the relationship between the Housing Authority and Heights Management. Ms. Raymond explained that the Housing Authority owns the land and there is a partnership with Imagineers as the organization to receive tax credits. She further explained that there is a fifteen-year term with Citibank for tax credit fulfillment and LLC guidelines under the tax credit rules for operating control. She added that the employees are shared with the Old Town Hall Homes and day-to-day management is operated by Imagineers. She stated that there are monthly meetings to address issues, Imagineers has been receptive to tenant issues and she has received good feedback. Mr. Hall clarified the partnership is one with ownership of the land by the Housing Authority and operating management partnership with Imagineers.

Ms. Hall asked about the occupancy percentage, and Ms. Raymond replied that she did not have the number, but they are in the process of moving in tenants and with the weather, this should be done soon.

First Selectman thanked Ms. Raymond for the report.

### FIRST SELECTMAN'S REPORT

First Selectman Stevenson read her report, as follows:

- Budget Review: Performance measure budget reviews have been done and there will be a budget work session following tonight's meeting.
- The RTM has approved #4 Short Lane which is an historic acquisition for the Town.
- The e-mail policy has been approved and I.T. is working out details for use by board and committee members.

### ADMINISTRATIVE OFFICER'S REPORT

Mr. Kilduff stated the following:

- Grant applications have been filed for open space acquisition on 41 Archer Street, and they are awaiting appraisal information.
- The grant for Upper Pond will be released from the DEEP shortly to the Town of Darien.
- RFPs for Pumper Truck replacement for the Fire Department have gone out for bid and are due back later this month.

PUBLIC COMMENT – (It is noted that a comment was received at the end of the agenda.)

NEW BUSINESS

Transfers:

Parks & Recreation, Senior Center

Ms. Swiatek came forward and presented the supporting documents and fielded questions on the transfer. She explained that while walls and ceilings are open, it is the correct time to wire the building for security cameras. She explained re-purposing of existing funds in the capital budget for the wiring from budget replacement dishwasher without replacement as the new Mather Center project includes a new dishwasher unit. In reply to Mr. Tierney’s question about the funding from the 2015 capital request for \$20,000 she explained that this can be reduced by the transferred amount or leaving \$12,000 which will be used for the cameras.

**\*\* MR. NIELSEN MOVED TO APPROVE THE FOLLOWING TRANSFER:  
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
30552504-913015	Repl. Dishwasher	\$8,000	TBD	Security Camera Wiring	\$8,000
TOTAL		<b>\$8,000</b>	TOTAL		<b>\$8,000</b>

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

Capital Contingency – Traffic Study

<u>From:</u>			<u>To:</u>		
Acct. No.	Account	Amount	Acct. No.	Account	Amount
30111014-908600	Capital Contingency	\$6,000	30221004-914604	Traffic study – Fairfield Avenue	\$6,000

First Selectman Stevenson referred to the supporting documents and explained that this transfer is required to study traffic impacts on Fairfield Avenue, as a result of the redevelopment of Allen O’Neill, and concern from residents regarding the traffic from Elm Street to West Avenue. There was discussion on the timing, since the development will not be fully occupied until the fall, and she explained it is likely that it would have to be delayed until after the start of the school year in September, but this would approve the funding.

Ms. Marks stated that while she supports the traffic study, because she lives in this area, she will abstain from the vote, so as to avoid the potential for any personal conflict.

Mr. Tierney asked what the action would be as a result of the study and First Selectman explained that the entrance/exit at Elm Street has not been opened, and the results of the study will be used to determine the impact of traffic along Fairfield Avenue

**\*\* MR. TIERNEY MOVED TO APPROVE THE FOLLOWING TRANSFER REQUEST.**

**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-	Capital	\$6,000	30221004-	Fairfield Ave	\$6,000
908600	Contingency		914604	traffic study	
TOTAL		<b>\$6,000</b>	TOTAL		<b>\$6,000</b>

### AGENDA REVIEW

First Selectman Stevenson stated that with the release of grant funds for Gorham's Pond, she would like to ask Mr. Lundeen to present an update.

### APPOINTMENTS RE-APPOINTMENTS

Consider and take action on the following appointments:

Kevin O'Connor as Alternate to the Board of Assessment Appeals for an 18-month term beginning on March 1, 2014 and expiring on November 30, 2015.

Reese Hutchinson as Alternate to the Board of Assessment Appeals for an 18-month term beginning on March 1, 2014 and expiring on November 30, 2015.

**\*\* MS. MARKS MOVED TO APPROVE THE APPOINTMENT OF KEVIN O'CONNOR AND REESE HUTCHISON AS ALTERNATES TO THE BOARD OF ASSESSMENT APPEALS FOR AN 18 MONTH -YEAR TERM BEGINNING ON BEGINNING ON MARCH 1, 2014 AND EXPIRING ON NOVEMBER 30, 2015.**

**\*\* MR. HALL SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY**

Sam Fuller to the Affordable Housing Trust Fund for a 1-year term beginning on January 1, 2014 and expiring on December 31, 2014.

First Selectman Stevenson stated that Mr. Fuller is at-large member who brings very relevant experience and background to the Affordable Housing Trust Fund

**\*\* MS. MARKS MOVED TO APPROVE THE APPOINTMENT OF SAM FULLER TO THE AFFORDABLE HOUSING TRUST FUND FOR A 1-YEAR TERM BEGINNING ON JANUARY 1, 2014 AND EXPIRING ON DECEMBER 31, 2014.**

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

**\*\* MOTION PASSED UNANIMOUSLY.**

Approval of Minutes

Regular Meeting on January 6, 2014

Page 1:Mr. Hall noted that his name (Kip) was listed incorrectly in the attendance as (Rip).

Mr. Reilly asked to add Affordable Housing before Trust Advisory Board

Page 4: Change Harroll to Harrell.

**\*\* MR. HALL MOVED TO APPROVE THE MINUTES OF THE MEETING OF JANUARY 6, 2014 AS AMENDED WITH CORRECTIONS NOTED.**

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

**\*\* MOTION PASSED UNANIMOUSLY.**

Special Meeting of January 13, 2014

**\*\* MR. HALL MOVED TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF JANUARY 13, 2014 AS SUBMITTED.**

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

**\*\* MOTION PASSED UNANIMOUSLY.**

Regular Meeting of January 13, 2014

Page 1:Mr. Hall noted that his name (Kip) was listed incorrectly in the attendance as (Rip).

**\*\* MR. HALL MOVED TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF JANUARY 13, 2014 AS AMENDED WITH CORRECTION NOTED.**

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

**\*\* MOTION PASSED UNANIMOUSLY.**

Public Comment

A member of the public came forward and asked to make a comment. First Selectman noted that his is usually done at the beginning of the meeting, and she suspended the meeting procedure to accept the comment at this time.

Mr. Nicholas DiMarco, 81 Goodwives River Road thanked Mr. Kilduff for all his work on the grant for Gorham's Pond. He stated that he has noticed a graying of the town and explained he was referring to the growing aging population. He stated that this part of the public in generally unable to attend night meetings and their voice has not been heard. He spoke about special interest groups and the impact their work is to achieve goals attached to the Board of Education. He stated that more and more tax dollars to education achieves a diminishing return on investment and it is better to grown all residents not just the 25% that are affected by education spending.

Mr. DiMarco asked why there continues to be the ignoring of the economic crisis and a continual increase to taxes in such an irresponsible manner. He referred to the mission statement from the Board, read it and complimented the Board for such fine objectives and goals of fiscal responsibility. He proposed the following:

1. First thing that is needed is to correct the Special Education program failures.
2. Create a BOE ceiling and budget cap to satisfy the current needs to maintain the level of spending requirements and not 6% increases.
3. Implement a 2 year freeze on salaries and additional or incremental expenditures. Additional funding requests should be funded by parent groups or those that will benefit from incremental programs
4. Create an independent advisory council of business leaders to analyze and evaluate education budget spending requests. Reach out additional funding requests to outside funding or sponsorship programs.

First Selectman Stevenson stated that while she rarely responds to public comments during the meeting, in this case she suggests that such comments would be best be heard at a Board of Education meeting or by the Board of Finance. Mr. DiMarco replied that they are not going to readily accept or receive his comments amidst the education environment.

Ms. Stevenson noted that following this meeting they would have a budget workshop.

#### FORTHCOMING MEETINGS

February 4, 2014 Planning & Zoning Commission Meeting at 8:00 PM  
February 11, 2014 Board of Selectmen Special Meeting at 7:00 PM  
February 11, 2014 Board of Education Regular Meeting at 7:30 PM  
February 11, 2014 Planning & Zoning Commission Regular Meeting at 8:00 PM  
February 11, 2014 Board of Finance Regular Meeting at 7:30 PM  
February 12, 2014 Parks & Recreation Commission Regular Meeting at 7:30 PM  
February 24, 2014 Board of Selectmen Regular Meeting at 7:00 PM

There was no other business.

#### Adjournment

- \*\* MS. MARKS MOVED TO ADJOURN THE MEETING.
- \*\* MR. HALL SECONDED THE MOTION.
- \*\* MOTION PASSED UNANIMOUSLY

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

Respectfully submitted,  
Marilyn Knox  
Telesco Secretarial Services