

**REPRESENTATIVE TOWN MEETING
JANUARY 27, 2014**

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DARIEN CT.

CALL TO ORDER

A Regular Meeting of the Representative Town Meeting was called to order at 8:05 p.m. by Donna Rajczewski, Town Clerk.

Upon Roll Call, the following members were present:

From District I, there were 9 members present, 2 absent.
From District II, there were 13 members present, 3 absent.
From District III, there were 12 members present, 3 absent.
From District IV, there were 12 members present, 4 absent.
From District V, there were 9 members present, 8 absent.
From District VI, there were 14 members present, 3 absent.

The absentees from District I were: Buchesky, Schneider.
The absentees from District II were: Hoffman, Marston, B. Thorne.
The absentees from District III were: Camuti, Davis, George.
The absentees from District IV were: Davis, Morrison, Peters, Savage.
The absentees from District V were: Adiletta, Boulton, Coyne, Fead, Fiveson,
Letlan, Stolar, Young.
The absentees from District VI were: Ball, McLean, Whitehead.

The Moderator, Sarah Seelye, assumed the Chair.

ACCEPTANCE OF THE AGENDA

**** THE AGENDA WAS ACCEPTED BY UNIVERSAL CONSENT.**

**APPROVAL OF THE MINUTES OF THE DECEMBER 9, 2013 STATE OF THE TOWN
MEETING**

**** THE MINUTES WERE ACCEPTED BY UNIVERSAL CONSENT.**

ANNOUNCEMENTS

The Moderator thanked the clerks of every RTM committee for turning in their minutes on a timely basis.

14-1

**CONSIDERATION AND ACTION ON ACCEPTANCE OF A GIFT OF \$500,000 FOR A
NEW CONCESSION STAND AT DARIEN HIGH SCHOOL FROM THE DARIEN
ATHLETIC FOUNDATION**

**** DENNIS MARONEY, DISTRICT III, CHAIRMAN OF THE EDUCATION COMMITTEE, MOVED:**

WHEREAS, the Darien Athletic Foundation desires to make a gift of a concession stand at the Darien High School football field with an estimated value of Five Hundred Thousand and 00/100 Dollars (\$500,000.00); and

WHEREAS, Pursuant to Section 2-33 of the Code of the Town of Darien, the Board of Selectmen is empowered on behalf of the Town of Darien to accept gifts, provided gifts do not have a value in excess on Ten Thousand and 00/100 Dollars (\$10,000.00); and

WHEREAS, Pursuant to Section 2-33a of the Code of the Town of Darien, said gifts in excess of Ten Thousand and 00/100 Dollars (\$10,000.00) may be accepted with action by the Representative Town Meeting of the Town of Darien; and

WHEREAS, the Darien Board of Education and the Board of Selectmen have previously voted to accept this gift;

NOW THEREFORE BE AND IT IS HEREBY RESOLVED that the Representative Town Meeting of the Town of Darien accepts with thanks the gift from the Darien Athletic Foundation. In particular, The Representative Town Meeting further authorizes the acceptance of a gift with an estimated value of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) from the Darien Athletic Foundation for a concession stand at the Darien High School football field.

**** THE MOTION WAS SECONDED FROM THE FLOOR.**

Dennis Maroney, District III, Chairman of the Education Committee, read the Education Committee report (attached).

James Palen, District VI, Chairman of the Finance & Budget Committee, read the committee report (attached).

James Patrick, District V, Chairman of Public Health & Safety, read that committee report (attached).

Shedd Glassmeyer, District I, said it would be fantastic if the bathrooms were open on weekends. It should be part of the deal because the fields are used 24/7.

**** ITEM 14-1 CARRIED ON A RISING TALLY VOTE OF 68 IN FAVOR, 0 OPPOSED, 0 ABSTENTIONS.**

14-2

CONSIDERATION AND ACTION ON PURCHASE OF 4 SHORT LANE, PROPERTY ABUTTING WEED BEACH

**** JAMES PALEN, DISTRICT VI, CHAIRMAN OF THE FINANCE & BUDGET COMMITTEE, MOVED:**

WHEREAS, the Town of Darien has an interest in purchasing property known as 4 Short Lane, Darien, Connecticut;

WHEREAS, 4 Short Lane became available on the open market and presents an opportunity to the Town to acquire property which is completely surrounded by other municipally owned land, especially Weed Beach; 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, the purchase of this property presents an opportunity for expanded recreation and flexibility for Weed Beach; and

WHEREAS, the Park and Recreation Commission endorsed the acquisition of the Short Lane property; and

WHEREAS, it is the intent of the Board of Selectmen to dedicate the property as parkland as there is no public works or other municipal need to be addressed through the site;

NOW THEREFORE BE AND IT IS HEREBY RESOLVED that the RTM of the Town of Darien hereby approves the purchase of 4 Short Lane for a price of \$1,750,000;

BE IT FURTHER RESOLVED that said property is to be used as dedicated parkland;

BE IT FURTHER RESOLVED that the RTM of the Town of Darien authorizes the First Selectman to enter into a contract and execute other appropriate and necessary documents for the acquisition of said property.

**** THE MOTION WAS SECONDED FROM THE FLOOR.**

James Palen, District VI, Chairman of Finance & Budget, read the committee report (attached).

Joanne Hennessy, District V, Chairman of PZ&H, read that committee's report (attached).

Cheryl Russell, District V, Chairman of the Parks & Recreation Committee, read the committee report (attached).

Joseph Hardison, District IV, said he is for the purchase, not the price. The appraisals are misleading. They are overpaying almost 1.2 million for this property. There are other properties which will potentially become available.

Holly Schulz-Amatruda, District III, said she was opposed. They recently spent a lot of extra money at the beach, and there are significant safety issues in this town that have not been taken care of. They need to take care of their pedestrians.

**** ITEM 14-2 CARRIED ON A RISING TALLY VOTE OF 59 IN FAVOR, 7 OPPOSED, 2 ABSTENTIONS.**

14-3

CONSIDERATION AND ACTION ON APPROPRIATION OF \$1,925,000 FOR THE PURCHASE OF 4 SHORT LANE AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE AMOUNT OF \$1,925,000 TO MEET SAID APPROPRIATION

**** JAMES PALEN, DISTRICT VI, CHAIRMAN OF THE FINANCE & BUDGET COMMITTEE, MOVED:**

WHEREAS, the Town of Darien has an interest in acquiring real property known as 4 Short Lane, Darien, Connecticut; and

WHEREAS, the acquisition of this site is in keeping with the 2006 Town of Darien Plan of Conservation and Development; and

WHEREAS, the Board of Finance and the Board of Selectmen have approved this acquisition;

NOW THEREFORE BE AND IT IS HEREBY RESOLVED, that the RTM of the Town of Darien hereby approves the appropriation of \$1,925,000.00 for the purchase of said property and other expenses related thereof.

BE IT FURTHER RESOLVED that the RTM of the Town of Darien hereby approves the issuance of bonds and notes in the amount of \$1,925,000.00 to meet said appropriation. This is more particularly set forth in the resolution attached hereto and made part hereof.

BE IT FURTHER RESOLVED that the purchase price for the property known as 4 Short Lane is \$1,750,000.00.

**** THE MOTION WAS SECONDED FROM THE FLOOR.**

Mr. Palen read the report of the Finance & Budget Committee (attached).

Joanne Hennessy, District V, Chairman of PZ&H, read the committee report (attached).

**** ITEM 14-3 CARRIED ON A RISING TALLY VOTE OF 61 IN FAVOR, 6 OPPOSED, 1 ABSTENTION.**

14-4

CONSIDERATION AND ACTION ON AMENDMENT TO DARIEN CHARTER REGARDING REGISTRAR OF VOTERS CANVASS OF ELECTORS

**** FRANK KEMP, DISTRICT IV, CHAIRMAN OF TGS&A, MOVED:**

WHEREAS, discussions have been held regarding the need to amend Chapter II, Section 3 of the Town Charter concerning Registrar(s) of Voters; and

WHEREAS, a public hearing was duly notified and held on September 3, 2013 concerning the proposed amendment to the Darien Town Charter.

BE AND IT IS HEREBY RESOLVED that the Representative Town Meeting of the Town of Darien, in accordance with Section 98 of the Darien Town Charter, amends said Act and, in particular, amends Chapter II, Section 3(a) of the Town Charter in a manner set out in the proposal attached hereto and made part hereof.

Registrar(s) of Voters – Change to Chapter II, Section 3 of the Town Charter

Deleted language in [brackets] and NEW LANGUAGE IN CAPS

1. Chapter II, sec.3, Canvass of electors; registry lists; polling places

(a) [Within a period of six months before each regular election to be held in the town, the] THE registrar of voters shall cause a complete canvass to be made AS REQUIRED BY THE PROVISIONS OF THE GENERAL STATUTES. [Delete existing language.]

EXPLANATION: Darien’s charter currently requires a canvass of electors within a six-month period before each regular election to be held in the town. This is in conflict with state requirements for canvassing between January 1 and May 1.

**** THE MOTION WAS SECONDED FROM THE FLOOR.**

Frank Kemp, District IV, Chairman of TGS&A, read the TGS&A report (attached).

Andrew Millar, District IV, asked what "canvass of voters" means and what impact it has on the vote. Mr. Kemp said it removes the requirement that a canvass of voters take place six months before the election. It establishes who can vote. Donna Rajczewski, Town Clerk, said that the "canvass of voters" is the letter sent out by the Registrars of Voters asking if you still live in town and intend to vote. The time frame for sending this letter is what is being changed. The Moderator said this has been changed in the State statute.

**** ITEM 14-4 CARRIED ON A RISING TALLY VOTE OF 67 IN FAVOR, 0 OPPOSED, 1 ABSTENTION.**

First Selectman Jayme Stevenson thanked everyone for all of their work on the Short Lane acquisition and all the other matters before the RTM tonight. This spanned two administrations. Generations to come will benefit from this wise decision.

**** UPON MOTION MADE AND SECONDED FROM THE FLOOR, IT WAS UNANIMOUSLY VOTED TO ADJOURN AT 9 P.M. BY VOICE VOTE.**

Respectfully submitted,

Cheryl Telesco Blois
Telesco Secretarial Services

APPENDIX

<u>DISTRICT I</u>	<u>(14-1)</u>	<u>(14-2)</u>	<u>(14-3)</u>	<u>(14-4)</u>
Buchesky	absent	absent	absent	absent
Bumgardner	yes	yes	yes	yes
Conologue	yes	yes	yes	yes
Dupont	yes	yes	yes	yes
Glassmeyer	yes	yes	yes	yes
Hayes	yes	yes	yes	yes
Henderson	yes	yes	yes	yes
Kelly	yes	yes	yes	yes
Schneider	absent	absent	absent	absent
Valentino	yes	yes	yes	yes
van der Kieft	yes	yes	yes	yes

DISTRICT II

Bacon	yes	yes	yes	yes
Ebrahimi	yes	yes	yes	yes
Finn	yes	yes	yes	yes
Hoffman	absent	absent	absent	absent
Howe	yes	yes	yes	yes
Keith	yes	yes	yes	yes
Marston	absent	absent	absent	absent
Matton	yes	yes	yes	yes
McIlmurray	yes	yes	yes	yes
McNally	yes	abstain	abstain	yes
Miller	yes	yes	yes	yes
Mundt	yes	no	no	yes
Sawitsky	yes	yes	yes	yes
Seelye		DID NOT VOTE		
Thorne, B.	absent	absent	absent	absent
Thorne, M	yes	yes	yes	yes

DISTRICT III

Anderson	yes	no	no	yes
Camuti	absent	absent	absent	absent
Cardone	yes	no	no	yes
Cepeda	yes	yes	yes	yes
Conniff	yes	yes	yes	yes
Coyle	yes	yes	yes	absent
Coyle Downs	yes	yes	yes	yes
Davis	absent	absent	absent	absent
George	absent	absent	absent	absent
Hegarty	yes	no	no	yes
Larkins	yes	yes	yes	yes
Maroney	yes	yes	yes	yes
Moore	yes	yes	yes	yes
Morton	yes	yes	yes	yes
Schulz-Amatruda	yes	no	no	yes

<u>DISTRICT IV</u>	<u>(14-1)</u>	<u>(14-2)</u>	<u>(14-3)</u>	<u>(14-4)</u>
Banks	yes	yes	yes	yes
Cameron	yes	yes	yes	yes
Davis, Joan	absent	absent	absent	absent
Domittner	yes	yes	yes	yes
Fiore	yes	yes	yes	yes
Haidinger	yes	yes	yes	yes
Hardison	yes	no	no	yes
Hawkins	yes	yes	yes	yes
Kemp	yes	yes	yes	yes
Miceli	yes	yes	yes	yes
Millar	yes	yes	yes	yes
Morrison	absent	absent	absent	absent
Peters	absent	absent	absent	absent
Rayhill	yes	yes	yes	yes
Rycenga	yes	yes	yes	yes
Savage	absent	absent	absent	absent

DISTRICT V

Adiletta	absent	absent	absent	absent
Bayne	yes	yes	yes	yes
Boulton	absent	absent	absent	absent
Burke	yes	yes	yes	yes
Coyne	absent	absent	absent	absent
Duffy	yes	yes	yes	yes
Fead	absent	absent	absent	absent
Fiveson	absent	absent	absent	absent
Hennessy	yes	yes	yes	yes
LeHan	absent	absent	absent	absent
Lublin	yes	yes	yes	yes
McLachlin	yes	abstain	yes	yes
Mosher	yes	yes	yes	yes
Patrick	yes	yes	yes	yes
Russell	yes	yes	yes	yes
Stolar	absent	absent	absent	absent
Young, Rob	absent	absent	absent	absent

DISTRICT VI

Adelman	yes	yes	yes	abstain
Ball	absent	absent	absent	absent
Broecking	yes	yes	yes	yes
Cherico	yes	yes	yes	yes
Grogan	yes	yes	yes	yes
Hawkins	yes	yes	yes	yes
Luz	yes	yes	yes	yes
McDermott	yes	yes	yes	yes
McLean	absent	absent	absent	absent
Palen	yes	yes	yes	yes
Plehaty	yes	yes	yes	yes
Poli	yes	yes	yes	yes
Ritchie	yes	yes	yes	yes
Swenson	yes	yes	yes	yes
Van Loan	yes	yes	yes	yes
Whitehead	absent	absent	absent	absent
Young, David	yes	no	yes	yes

Good evening. My name is Dennis Maroney and I chair the Education committee of the RTM. Without objection I would like to waive the reading of the text of resolution 14-1 – The authorization to accept a gift of 500K from the Darien Athletic Foundation for a concession stand at Darien High School. I hereby move 14-1 and ask for a second.

On January 23rd the RTM education committee held a regularly scheduled meeting with 15 of 16 members present comprising a quorum. We were joined by Heather Shea Vice chair of the Board of Education as well as Peter Gram, President of the Darien Athletic Foundation and Jennifer Montanaro, Secretary of the Darien Athletic Foundation.

We discussed the proposed gift of the concession stand/ ticket booth/ restrooms. The proposed building will have a gross floor area of 1023 square feet.

The concession part of the building will have rough in of electrical and plumbing with a working hand wash sink. The restrooms will have working plumbing and electrical. Currently there are no plans to have a vendor in to sell food, but to continue to allow other teams and clubs to use the facility as fundraising opportunities.

The building will be constructed of materials such as brick veneer and standing seam metal roofing to maintain a consistency with the rest of the campus.

The building will be operated and maintained by the Board of Education. It will be allowed to be opened for school functions as well as special functions such as a lacrosse jamboree or a track meet.

A local builder, Lou Gesualdi, has offered to build the structure at cost. Neil Hauck is the architect.

The building will be closed during 4th of July fireworks due to safety directives from the fire marshal.

The committee had a lively discussion with the guests and wish to thank again the Darien Athletic Foundation for another wonderful gift to the Darien community.

The committee voted 15 in favor 0 opposed and 0 abstentions and recommends passage of resolution 14-1.

**Finance & Budget Committee
Report to RTM, January 27, 2014**

**(14-1) RTM RESOLUTION AUTHORIZING ACCEPTANCE OF A GIFT
WORTH \$500,000 FROM THE DARIEN ATHLETIC FOUNDATION FOR A
CONCESSION STAND AT DARIEN HIGH SCHOOL**

I am James Palen, District 6 and Chair of the Finance and Budget Committee.

The F&B committee met at a regularly scheduled meeting on January 13, 2014 with 13 of 15 members initially present, comprising a quorum, to discuss and take action on RTM Resolution (14-1) and certain other matters. The committee was joined by a number of guests including RTM moderator Sarah Seelye, BOE Chair Betsy Haggerty-Ross, her colleagues on the Board and representatives of the Darien Athletic Foundation.

The purpose of this resolution is to permit the Town of Darien to accept a gift in the form of a new pavilion to be constructed at the Darien High School Stadium.

The pavilion will contain a ticket booth, concession area, male and female restrooms and other engineering equipment and will be roughed out to provide for the potential installation of kitchen equipment. It will be located at the entrance to the stadium near where the old scoreboard was located and will be designed to aesthetically match the existing design of the high school.

The Darien Athletic Foundation will cover all costs of the construction, including liability insurance, and has already raised sufficient funds to cover the project cost and any cost overruns. The Foundation has also committed to cover any future maintenance of the building.

Once completed, the BOE will be responsible for the control and operation of the facility. The BOE expects to incur costs related to janitorial supplies and services of between \$7-\$8k per year; the cost of utilities is expected to be very small.

Seeing no short or long-term unfavorable financial impact to the Town, the Finance & Budget Committee voted unanimously to accept this gift and therefore recommends that the RTM vote in favor of this resolution.

We thank the Darien Athletic Foundation and the builder who has agreed to build the structure "at cost", for their generosity.

Thank you.

James Palen
Chair
Finance & Budget Committee
January 27, 2013

RTM Public Health & Safety Committee Meeting

January 27, 2014 7:15 pm

Room 213 Darien Town Hall

**Vote on Resolution (14-1) Gift of \$500,000 for a new Concession Stand
at Darien High School from the Darien Athletic Foundation**

Earlier tonight the RTM Public Health & Safety Committee met with
6 of 11 members present.

The Committee heard brief presentations from ~~both the Board of
Education and the Darien Athletic Foundation~~ on the proposed gift.

Jennifer Montenegro *Peter Graham*
Montenegro

After discussion, the RTM PH&S Committee voted to:

recommened to the Full RTM that the gift be accepted.

6 For

0 Against

0 Abstain

Respectfully submitted, James M. Patrick, Chairman

**Finance & Budget Committee
Report to RTM, January 27, 2014**

**(14-2) RTM RESOLUTION AUTHORIZING THE ACQUISITION OF THE
PROPERTY KNOWN AS 4 SHORT LANE**

I am James Palen, District 6 and Chair of the Finance and Budget Committee.

I move RTM Resolution (14-2) Authorizing The Acquisition Of The Property Known As 4 Short Lane and ask for a second.

If there are no objections, I propose to waive the reading of the Resolution.

The F&B committee met at a regularly scheduled meeting on January 13, 2014 with 13 of 15 members initially present, comprising a quorum, to discuss and take action on RTM Resolution (14-2) and certain other matters. The committee was joined by a number of guests including First Selectman Jayme Stevenson, Selectman Susan Marks, town counsel Wayne Fox and RTM moderator Sarah Seelye.

The purpose of this resolution is to permit the Town of Darien to acquire the property known as 4 Short Lane, located in the Noroton Bay area. By way of background, the property occupies 0.57 acres and has a 1950s colonial house with over 3,000 square feet and 6 bedrooms. It is located West of Nearwater Lane and is bordered by the Weed Beach Park to the northwest and the town sewer pump-station to the northeast.

This property is 1 of 12 parcels of land specifically included in Goal C-1 of the 1996 Town of Darien Parks, Recreation and Open Space Plan, as parcels targeted to be considered for acquisition to further develop open space and parkland in Darien.

The Parks and Recreation chapter of the Town of Darien's 2006 Plan of Conservation and Development specifically lists as some of its policies: "to increase water-based recreation opportunities", "to maximize existing park and recreational facilities" and "to preserve as much land as possible for parks, recreation and natural open space to maintain Darien's high quality of life". It also lists among its recommendations "to consider purchasing the lot(s) on Short

Lane to allow for the expansion of Weed Beach” and “examine all opportunities to preserve land for public recreation and open space”.

The 4 Short Lane property was first listed for sale in July 2013 and shortly thereafter the First Selectman began to study the acquisition of the property.

In August the First Selectman and town counsel began negotiating the purchase of the property with the support of the Chair of the Board of Finance.

In September the Parks and Recreation Department announced its support for the acquisition of the property citing its prime location adjacent to the existing Weed Beech campus that is one of the most heavily utilized park facilities in the Town. The recommendation also cited the fact that the property is the highest elevated point amidst the surrounding Town properties and listed numerous passive and active development possibilities including:

- New picnic area with pavilion
- Kayak and paddleboard rental location
- Storage and launch area for light craft
- Boardwalk or nature trail
- Storage and improved access for Darien Junior Sailing program
- Continuation of the walking loop at Weed Beach

In September the Director of Public Works confirmed to the First Selectman that any future use of the Short Lane property for a legitimate public works need is highly unlikely.

In October the Planning & Zoning Commission, as part of a mandatory referral of the purchase of the property, unanimously voted to approve the acquisition citing that it was consistent with the Town Plan of Conservation and Development. The Commission noted that depending on the proposed use of the property, the development plans may require further approval from Planning and Zoning.

In December, after months of negotiations with the seller, the First Selectman arrived at an agreed upon price of \$1.75 million, subject to approval of the necessary town bodies.

In December, both the Board of Selectman and the Board of Finance voted unanimously to approve the acquisition of the property for \$1.75 million.

In reviewing the acquisition price of the property, our committee considered a number of data points.

In August 2013 before beginning negotiations on the property, the town obtained an appraisal of the property, as is required by law when the town acquires property. The appraisal was conducted by Kerin & Fazio and valued the property at \$1.4 million as of August 20, 2013. The appraisal referenced comparable properties that sold for between \$949,000 and \$1.74 million between May 2012 and September 2012.

In October 2013, as part of the town's revaluation of the grand list, the property was appraised at \$1.589 million and the assessors property card lists \$1.622 million as a "market" value based on system generated comparables.

Our committee was also provided 6 other sales comparable that occurred between December 2012 and August 2013. These included properties in the Noroton Bay area with water front views or access as well as those with land only and those which were expected to be demolished and rebuilt post sale – these sales ranged from \$1.6 million to \$2.85 million.

In reviewing the financial implications of the purchase, F&B considered the following:

- The current taxes collected on the property are \$12,681.
- There are no underground oil tanks on the property and a test of the soil confirmed that there is no ground contamination.
- The town estimated the potential costs to demolish the house at \$90-\$95k. This estimate is based on other demolition projects which included hazardous material abatement; although at this time the town is not able to determine if there are actually any hazardous materials.
- The 4 Short Lane property, which is now part of the Norton Bay Association, is currently required to pay \$990 per year in dues which allows for access to the Noroton Bay Association beach. However, as part of the acquisition the Town will no longer be part of the association; will not be required to pay

the annual dues and therefore waive its rights to the use of the Noroton Bay beach.

- The Board of Finance unanimously approved a resolution that would allow the Town to borrow up to \$1.925 million in bonds to cover the cost of acquisition of the property, demolition of the structure and financing fees. With tax-exempt interest rates near historical lows and given the Town of Darien's Aaa credit rating from Moody's, any financing that the Board of Finance decides to pursue is expected to be done on attractive terms to the taxpayers.
- The Board of Finance noted that because the General Fund Balance is currently in excess of \$17 million, greater than the stated policy of a minimum of 10% of the annual budget (or approximately \$13 million), they may elect to fund some or all of the acquisition cost with cash from the General Fund which is currently earning near zero return in its investments.
- Our committee was not able to analyze the cost of any development of the property because no plans have been finalized. The First Selectman informed us that if purchased, the property would be immediately dedicated as parkland and be turned over to the Parks and Recreation Commission for their care and management.
- Our committee noted that futures plans could range from low cost alternatives such as traditional "open space" to a more costly plans which might include a small facility for boat, kayak and paddle board rentals.

The Finance & Budget Committee voted 8 in favor and 4 opposed and therefore recommends that the full RTM vote in favor of this resolution.

Those members of our committee who voted against the purchase cited two primary reasons for their opposition:

- First, a desire to have a clear plan regarding the use of the property and an explanation of the anticipated benefits before approving the purchase; and
- Second, a concern that even though there were clear benefits to the acquiring the property, the costs associated with development was unknown because the plans for the property have not yet been decided.

It is important to remind members of the RTM that we are only discussing the purchase of the property tonight. Any future development plans, and the costs of such plans, will involve many different constituents in our community including Planning & Zoning, Parks & Recreation, Board of Finance, Board of Selectman, the RTM itself and last, and most importantly, the residents and tax payers of Darien through public meetings and hearings.

In conclusion, this property is a potentially important asset for our town that can benefit all of our town's residents. Any delay in acting on this opportunity can seriously risk the town's ability to acquire the property. There are other parties who were bidding on the house and if the town does not acquire the property at this time, it is unlikely to have the opportunity to do so again in the future.

Thank you.

James Palen
Chair
Finance & Budget Committee
January 27, 2013

Planning, Zoning and Housing Committee Report

Resolution Authorizing the Acquisition of 4 Short Lane

The Planning, Zoning and Housing Committee met on Tuesday, January 14, with 10 of 14 members present, comprising a quorum. We discussed the merits of the Town acquiring the property at 4 Short Lane and how it fits in with both the Town Plan and the Weed Beach Master Plan. The committee voted unanimously in favor of the resolution to purchase the property and recommends that the RTM do the same.

January 27, 2014

REPRESENTATIVE TOWN MEETING
WARNING 14-2

Good evening, I am Cheryl Russell, chairman, of the Park and Recreation Committee.

The Park and Recreation Committee meet on January 6, 2014 with seven of 12 members present. We voted unanimously to support the purchase of 4 Short La. we also voted unanimously to dedicate this property.

The Park and Recreations Committee believes the purchase of this property is vital to the Town and Weed Beach Park. This property is recommended for purchase in the Darien Plan of Conservation and Development (2006) and the Parks, Recreation, and Open Space Plan (1996) these plans were written as guidelines for future planning in Darien. Land for new parks and preserved open space is extremely limited at a time when existing parks and facilities are heavily used. Weed Beach Park is the most utilized and permitted park in the Town's inventory. This property is surrounded by Town Property on all four sides, therefore, this .57 acre of land, to be incorporated, into the 22.12 acres of Weed Beach Park will enhance this area of Weed Beach.

The Park and Recreation Committee voted to dedicate this land and support RTM resolution 14-2 along with the Board of Selectman resolution. We feel it is important to have all new purchases of parkland dedicated under Connecticut State Statue 7-131N, so that the land will never be used for anything other than park, recreation or open space.

The Board of Selectmen, the Board of Finance, ^{P&R Commission,} the Park and Recreation Commission, and the Park and Recreation Committee have endorsed this purchase, we urge the RTM to vote in favor of this acquisition.

**Finance & Budget Committee
Report to RTM, January 27, 2014**

**(14-3) RTM RESOLUTION APPROPRIATING \$1,925,000 FOR THE
PURCHASE OF REAL PROPERTY AND AUTHORIZING THE ISSUANCE OF
BONDS AND NOTES IN THE AMOUNT OF \$1,925,000 TO MEET SAID
APPROPRIATION**

I am James Palen, District 6 and Chair of the Finance and Budget Committee.

I move RTM Resolution (14-3) Appropriating \$1,925,000 For The Purchase of Real Property And Authorizing The Issuance of Bonds and Notes In The Amount of \$1,925,000 To Meet Said Appropriation and ask for a second.

If there are no objections, I propose to waive the reading of the Resolution.

The F&B committee met at a regularly scheduled meeting on January 13, 2014 with 13 of 15 members initially present, comprising a quorum, to discuss and take action on RTM Resolution (14-3) and certain other matters.

The purpose of this resolution is to permit the Town of Darien to spend the necessary money to purchase the 4 Short Lane property that was just voted on in Resolution 14-2. The \$1.925 million appropriation that this resolution before us now references includes the \$1.75 million cost of 4 Short Lane as well as up to \$100k in engineering and demolition costs and up to \$75k in financing costs.

It should be noted that this resolution which is before us tonight does not require the Board of Finance to borrow the full \$1.925 million being appropriated in this resolution. The Board of Finance may choose to fund some or all of these costs with cash held in our reserves that are currently above their targeted levels. The decision to finance or pay cash rests solely with the Board of Finance and not with the RTM.

In December, the Board of Finance voted unanimously to approve the \$1.925 million appropriation and the ability to bond some or all of such amount.

In reviewing the acquisition, our committee generally considered all of the same issues which I discussed in the report on Resolution 14-2 and the fact that if the

RTM approves the purchase of the property, if should also approve the appropriation of funds or bonding to actually pay for it.

The Finance & Budget Committee voted 8 in favor and 4 opposed and therefore recommends that the RTM vote in favor of this resolution.

Those members of our committee who opposed the \$1.925 million appropriation included in this resolution also opposed Resolution 14-2 which permitted the acquisition of the property.

Thank you.

James Palen
Chair
Finance & Budget Committee
January 27, 2013

Planning, Zoning and Housing Committee Report

Resolution Appropriating \$1.925 million for the Acquisition of 4 Short Lane and Authorizing the Issuance of Bonds and Notes to meet said appropriation

The Planning, Zoning and Housing Committee met on Tuesday, January 14, with 10 of 14 members present, comprising a quorum. We discussed the merits of the Town acquiring the property at 4 Short Lane and how it fits in with both the Town Plan and the Weed Beach Master Plan, as well as the total cost of the acquisition. The committee voted unanimously in favor of the resolution to appropriate \$1.925 to purchase the property and authorize the issuance of bonds and notes to meet said appropriation and recommends that the RTM do the same.

**TOWN OF DARIEN
REPRESENTATIVE TOWN MEETING
TOWN GOVERNMENT STRUCTURE AND
ADMINISTRATION COMMITTEE**

Report to RTM, January 27, 2014

(14-4) RTM RESOLUTION AMENDING THE DARIEN CHARTER REGARDING
REGISTRAR OF VOTERS CANVASSOR ELECTORS

I AM Frank Kemp, District 4, and Chair of Town Government Structure and
Administration Committee.

I move Resolution (14-4) and ask for a second.

If there are no objections, I propose to waive the reading of the Resolution.

Here is some background on this matter. Upon taking office, after their election in the fall of 2012, the new Registrars of Voters, Kathy Hammell and John Visi, conducted a review of the portion of the Town Charter that defines their duties and responsibilities. They discovered a section of the Charter that required revision, and brought it to the attention of the Rules Committee. This is the section that has to do with the conduct of a canvas of electors, prior to an election. The town charter had required that the canvas take place within six months of a regular election. However, the state of Connecticut, and many others, have adjusted the dates of parties' primaries to be earlier and earlier in the election cycle, often more than six months prior to the general election. While the State Statutes have accommodated this change, our Town Charter had not been so modified.

Accordingly, the TGS&A and Rules Committee have worked with the Registrars and Town Counsel to draft the appropriate language to make the change.

As required by the Charter, a public hearing was held on Tuesday September 3 on this topic. Now, more than sixty days have passed since this meeting, and the matter is now before us. The minutes of the Public Hearing are attached to this meeting's information packet.

We might take a moment to review the third page of the packet – which are the minutes of that meeting. The second page carries the language change, and the first page is the resolution that we will be acting on in a few minutes.

Before proceeding to questions I might like to add that this resolution is but one of about ten changes that have taken place in recent years, bringing the Town Charter up to date. We might refer to this process as: “Getting the buggy-whips out of the Charter” – which was attempted on a grand scale by the Charter Revision Commissions of 1999 and 2008. In contrast to these efforts, these changes have been implemented, via public hearing and RTM vote, on a slow but steady process of going through the Charter on a Chapter by Chapter basis, retiring obsolete language, bringing the language up to date, and making the text more readable. However, this effort has not, by design, touched any of the controversial or “third-rail” issues that were studied by the Charter Revision Commissions. When we do undertake such an issue, you will know about it, and it will be roundly discussed, I am sure. Meanwhile, TGS&A will continue to work on this task in an incremental mode, bringing these matters to your attention at every step along the way.

And now, pending any questions, the TGS&A Committee and the Rules Committee recommend to the RTM to vote in favor of this resolution.

Frank B. Kemp

Chairman, January 27, 2014