

Town of New Fairfield

Selectmen's Office 4 Brush Hill Road New Fairfield, Connecticut

BOARD OF SELECTMEN REGULAR MEETING ZOOM MEETING

Join Zoom Meeting

https://zoom.us/j/98927796678

Meeting ID: 989 2779 6678 Dial In: (929) 205-6099

Thursday, April 22, 2021 7:30 P.M. AGENDA

- Call to Order
- Pledge of Allegiance
- 3. Public Comment & Participation
- 4. Correspondence & Announcements
- 5. Approve Minutes of Board of Selectmen Regular Meeting April 8, 2021
- 6. Budget Transfers
- 7. Personnel Report
- 8. Appointments

Old Business

- 9. COVID-19 Update/Vaccine Update
- 10. Discuss BOS 2021/2022 Budget
- 11. Noise Ordinance

New Business

- 12. Request for Subordination-Halas
- 13. Discuss and Possibly Approve Boat Dock Invoices
- 14. Public Comment
- 15. Discuss 13 and 15 Route 37

Executive Session Anticipated

16. Adjournment

TOWN PROPERTIES CAPITAL BUDGET

	Building	Replace	STEAP	Conf.	PW	Ped.	Replace			Inferior	Town	Ponlace	Donland	Donoir		
	Repair	HVAC Items	Town Hall	Room	Overhead	Safety	Furnace	CIA	Annex	Dainting	= = =	Formation	Compt	Chimagail	Possio	
	Reserve	SC & Annex	Annex	PD	Doors	Signage	Co. A	Cameras	Generator	Annex	Sentio	Constall	Calper	Town Light	Closed Projecto*	Total
Carryover	63,778.47			1,600.00	20 000 00	5 000 00	45,000,00	4 900 00	ARD 20	45 000 00	1 900 00	2.00	AAL	I OWI I I	Projects	lotal
Current Year	10,000.00				20,000,00	2000	20.000,01	20.000,1	04.001	0,000,0	1,000.00	00000	000000	00000	38,781.85	196,320.52
Transfers			c.									2,300.00	10,000,00	00.000,01		22,500.00
Per BOS 9/24/20	1,600.00														(1 600 000	
Per BOS 10/22/20	(9,942.00)														(1,000.00)	
Per BOF 11/24/20			225,000,00												9,942.00	-
Per BOS 12/22/20					13 415 00											225,000.00
Per BOS 1/14/21	(139 00)														(13,415.00)	
Per BOS 3/11/21	2 181 85														139.00	
Per BOS 4/22/21	(6,089.02)	6.089.02													(2,181.85)	
Expenditures																
PO #4 - Bob Conley & Son										1000000						
PO #21000489 - Kinsley Power Systems									1	(4,000.00)					100 101 707	(4,000.00)
PO #21000605 - Norbert E. Mitchell															(00.686,12)	(21,585.00)
PO #21000652 - Hearst Media			(974 90)												(139.00)	(139.00)
PO # 91000580 - Lourairo Engineering			(27.1.00)													(271.80)
PO # 21000554 - Mulyanay Machanical			(9,000,00)													(9,000.00)
o # 21000004 - Indivalley Medianical															(9,942.00)	(9,942.00)
																ī
Encumbered																
PO #30449 - Safety Marking Inc.											11 800 000					100 000 11
PO #4 - Bob Conley & Son										100 000 07	(00.000,1)					(1,800.00)
PO #11 - Marjam Company										(00.000,0)						(6,600.00)
PO # 21000580 - Loureiro Engineering			(187,000.00)									+				,407,000,000
PO #21000642 - Overhead Door Co.					(46,934,90)											(46,004,00)
PO #21000677-Global Industries									(401.39)							(40,934.90)
																(45.104)
Balance	61,390.30	6,089.02	28,728.20	1,600.00	6,480.10	5,000.00	45,000.00	4,900.00	58.81	4,400.00	1	2,500.00	10,000.00	10,000.00	•	186,146.43
* Closed Projects: Town Hall Doors - Co. A Oil Tank I insest on DM front door 50 44 95 Diseless on Leave 10 10 10 10 10 10 10 10 10 10 10 10 10	Oil Tank I ino	\$10 081 00 DIA	front door \$2	94 06		000										,
		, , , , , , , ,	יוסוו מססו אלי	nafica, co. 101	W 39 IIIIel secili	on \$ 1,000, an	id Keplace Ge	nerator PU \$2	282,17							
															-	

TOWN OF NEW FAIRFIELD PERSONNEL REPORT April 22, 2021

LAST NAME	FIRST NAME	POSITION	LOCATION	PAV BATE	DEACON	and data
NEW HIRES:					MOGENT	EFFECTIVE
CHANGE IN STATUS						
1 AZZI	MICHAEL	COUNSELOR	TOWN CAMP	\$12.25/HR	RECREATION	1506/15/3
2 BERARDO	ANTHONY	OUTDOOR CINEMA ASSISTANT	RECREATION	\$14.25/HR.	RECREATION	3/31/2021
3 BERARDO	ANTHONY	PARKING ATTENDANT	TOWN BEACH	\$20.50/HR.	RECREATION	4/23/2021
4 CARRIERO	JADE	COUNSELOR	TOWN CAMP	\$12.25/HR	RECREATION	\$/23/2021
5 FLYNN	ROBERT	PROGRAM INSTRUCTOR	RECREATION	S10/HR + COMMISSION	RECREATION	5/3//2021
6 KELLER	JAMES	PROGRAM INSTRUCTOR	RECREATION	S10/HR + COMMISSION	RECREATION	5/3/2021
7 MARTUCCI	KAYLA	COUNSELOR	TOWN CAMP	\$12 50/HR	RECREATION	5/3/2021
8 MEDERIOUS	BETTYANN	PROGRAM INSTRUCTOR	RECREATION	S10/HR + COMMISSION	RECREATION	150212021
9 SCHLOSSER	MATTHEW	PROGRAM INSTRUCTOR	RECREATION	S10/HR. + COMMISSION	RECREATION	5/3/2021
						3/3/2021
SEPARATION						THE REAL PROPERTY OF THE PARTY
10 MARTIN	BRIAN	PT POLICE CLERK/COMMUNICATION CENTER SUPERVISOR	POLICE/COMMUNICATIONS		VOLUNTARY RESIGNATION	5/14/2021
11 RUSSANO	GISELE	DISPATCHER	COMMUNICATIONS		RETIREMENT	6/29/2021

YAMIN & YAMIN, LLP

ATTORNEYS AND COUNSELLORS

Raymond P. Yamin* Robert J. Yamin* Dianne E. Yamin

*ALSO ADMITTED IN NEW YORK Website: www.yaminlaw.com Four Moss Avenue Danbury, Connecticut 06810

Telephone: 203 / 744-7090 Facsimile: 203 / 744-7044 e-mail: lawyers@yaminlaw.com

April 19, 2021

Mr. Edward Sbordone Town of New Fairfield 4 Brush Hill Road New Fairfield, CT 06812

Re: Maritza Halas

21 Inglenook Drive, New Fairfield CT

Subordination Request

Dear Mr. Sbordone;

I am writing to request subordinations of the Small Cities loans that currently encumber Ms. Halas' property at 21 Inglenook Drive. I have attached the following:

- Recorded Mortgage Liens
- Commitment for new loan

Ms. Halas is looking to refinance with Mutual Security Credit Union in order to lower the interest rate on her current mortgage from 5% to 3.625%. Proceeds of the refinance will be used to complete a new well at the property, so in addition to *significantly* reducing her monthly mortgage payment, which she really needs, the refinance will enable her to make a critical improvement at her home.

Please feel free to contact me at my office at (203) 744-7090 with any questions or if you need further documentation.

Very truly yours;

YAMIN & YAMIN, LLF

Attorney at Law and Managing Partner

Patricia Del Monaco

From:

hchung@lisalowassociates.com

Sent:

Tuesday, April 20, 2021 11:15 AM

To:

Ed Sbordone; Lisa Low

Cc:

Patricia Del Monaco: Pam Dohan

Subject:

RE: Halas Small Cities Loan Subordination Request - 21 Inglenook Drive

Good Morning Ed,

I usually pose the questions below for any requests for subordination. I answered some of the questions with details from the attachments forwarded. According to our records, Mrs. Halas currently owes the Town of New Fairfield **\$61,765** (please verify) in Small Cities loans. As Lisa stated below, "We usually only advise accepting subordinations if there's no money taken out & if the only interest is in a lower interest rate."

Below are a few key items I noted when reviewing the attachments:

- Although there is a significant reduction in the interest rate, there will be a cashout
 - o The attachments do not state what the <u>total cashout</u> is, only that \$13,000 will be held in escrow for a new well
- Mrs. Halas does not have sufficient equity to cover the new loan (\$144,000) and her Small Cities loan (\$61,765)

Although we cannot recommend approving the request, the final decision is up to the Town. If the Town wants to consider granting the subordination request, please be sure to have all the questions below answered before making your decision.

Let us know if there's anything else we can do to assist.

Thanks, Helen

Request for subordination for:

Maritza HALAS #NF11-021 21 Inglenook Drive Current Appraised Value \$163,200

Please answer the following questions:

- Will refinancing lower homeowner's current mortgage interest rate? Yes, from 5% to 3.625%
- Is there any cashout with the refinancing? Yes, total cashout \$_____ (including \$13,000 in escrow for new well)
- Has the homeowner missed any mortgage payments in the last 12 months?
- What is the current mortgage balance? \$
- What is the projected refinance loan amount? \$144,000

Responses to the above questions would assist in the subordination request process. Thank you.

Helen Chung

Lisa Low & Associates 293 Riggs Street Oxford, CT 06478 (203) 888-5624 (203) 888-8800 (fax)

----- Original Message -----

Subject: RE: Halas Small Cities Loan Subordination Request - 21

Inglenook Drive

From: Ed Sbordone <esbordone@newfairfield.org>

Date: Tue, April 20, 2021 8:39 am

To: Lisa Low < llow@lisalowassociates.com >

Cc: hchung@lisalowassociates.com, Patricia Del Monaco

<pdelmonaco@newfairfield.org>, Pam Dohan <pdohan@newfairfield.org>

Thank you Lisa.

From: Lisa Low [mailto:llow@lisalowassociates.com]

Sent: Monday, April 19, 2021 5:31 PM

To: 'Ed Sbordone'

Cc: hchung@lisalowassociates.com; 'Patricia Del Monaco'; 'Pam Dohan'

Subject: RE: Halas Small Cities Loan Subordination Request - 21 Inglenook Drive

Ed, We usually only advise accepting subordinations if there's no money taken out & if the only interest is in a lower interest rate. We'll take a look at this tomorrow & get back to you,

Lisa Low, Ph.D.
Lisa Low & Associates, LLC
293 Riggs Street
Oxford, CT 06478
(203) 888-5624 (office)

(203) 888-5624 (fax)

From: Ed Sbordone [mailto:esbordone@newfairfield.org]

Sent: Monday, April 19, 2021 11:49 AM

To: llow@lisalowassociates.com

Cc: hchung@lisalowassociates.com; Patricia Del Monaco

<pdelmonaco@newfairfield.org>; Pam Dohan <pdohan@newfairfield.org>
Subject: FW: Halas Small Cities Loan Subordination Request - 21 Inglenook

Drive

Hi Lisa & Helen, can you take a look at this and advice whether the Town should accept this subordination or not.

In the past, I believe we had not had any where there would be proceeds.

Your soonest advice would be greatly appreciated. Thanks.

Patricia Del Monaco

From:

Yamin & Yamin LLP <lawyers@yaminlaw.com> on behalf of Yamin & Yamin LLP

Sent:

Tuesday, April 20, 2021 4:53 PM

To:

Ed Sbordone

Cc:

Patricia Del Monaco

Subject:

RE: Halas Small Cities Loan Subordination Request - 21 Inglenook Drive

Hello Mr. Sbordone, below are responses to the open questions in bold. Thank you! - Samantha

From: Ed Sbordone < esbordone@newfairfield.org >

Sent: Tuesday, April 20, 2021 11:03 AM

To: Yamin & Yamin LLP < <u>lawyers@yaminlaw.com</u>> **Cc:** Patricia Del Monaco < <u>pdelmonaco@newfairfield.org</u>>

Subject: RE: Halas Small Cities Loan Subordination Request - 21 Inglenook Drive

Hello Samantha, before the Town can consider this subordination, please provide answers to the open questions below.

- Will refinancing lower homeowner's current mortgage interest rate? Yes, from 5% to 3.625%
- Will refinancing reduce homeowner's monthly mortgage payment? Current \$1053.00 New \$1047.00
- Is there any cashout with the refinancing? Yes, total cashout \$35,000.00, which she intends
 to use for the well, to satisfy debt, and make home improvements (including \$13,000 in
 escrow for new well)
- Has the homeowner missed any mortgage payments in the last 12 months? She has not had any late or missed mortgage payments in the last 12 months
- What is the current mortgage balance? \$101,940.74 is the current payoff amount
- What is the projected refinance loan amount? \$144,000

Thank you.

From: Yamin & Yamin LLP [mailto:lawyers@yaminlaw.com]

Sent: Monday, April 19, 2021 11:20 AM

To: esbordone@newfairfield.org

Subject: Halas Small Cities Loan Subordination Request - 21 Inglenook Drive

Hello Mr. Sbordone, attached please find Attorney Yamin's letter requesting subordinations for Ms. Halas, along with the commitment letter for the new loan, recorded mortgages, and draft subordinations. Please let me know if you have any questions or need any additional information to present to the Board of Selectmen.

Thank you!

Samantha

<u>URGENT WIRE FRAUD ALERT!</u> Always confirm wire information, including bank name and our account information, by phoning our office and speaking to a Yamin & Yamin, LLP staff member <u>BEFORE</u> sending funds. If you ever receive an email appearing to be from our office saying that our wire instructions have changed, or requesting a wire transfer, please contact us at (203) 744-7090 immediately, as it may be fraud.

Yamin & Yamin, LLP, Attorneys at Law, 4 Moss Avenue, Danbury, CT 06810 Tel. (203) 744-7090; Fax. (203) 744-7044; reply to: lawyers@yaminlaw.com



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APPROVED FO	OR PAYMENT: 1531,25
ACCOUNT/PO	21000415
Frence	Poby#1531,25
SIGNED:	DATE:

Town of New Fairfield 4 Brush Hill Road New Fairfield, CT 06812 Invoice number

2021-0212

Date

03/15/2021

Project 2018125.2 New Fairfield Marina **Construction Phase**

Invoice through February 28,2021

Phase 1 Construction Administration Services Professional Fees				
Professional Fees				Dillad
	. Date	Hours	Rate	Billed Amount
Principal				
Devin J. Santa				
	02/05/2021	0.50	225.00	112.50
Review proposed alternate rode system				
	02/15/2021	0.25	225.00	56.25
Telcon with J. Amenta re. anchor system				
Senior Coastal Engineer				
Jill A. Pietropaolo				
	02/01/2021	0.50	160.00	80.00
Review submittal				
Project Manager				
Jill A. Pietropaolo		*		
·	02/02/2021	1.00	180.00	180.00
Review Hazelett Submittal Analysis				
•	02/03/2021	2.00	180.00	360.00
Review Hazelett Submittal	,		,-,-	444.00
Prepare Letter				
	02/05/2021	1.00	180.00	180.00
Prepare letter discussing Hazelett submittal				
Engineer				
Christopher B. Kane				
	02/01/2021	1.00	125.00	125.00
Review of Hazlett calcs and layout				
	02/02/2021	1.50	125.00	187.50
Phone call with FWM docks on Hazlett system testimonia	al			
Phone Log				
Review calcs and created mark ups for shop drawing.	20/05/0004		405.00	
Deview of account of the state	02/05/2021	2.00	125.00	250.00
Review of proposed Hazelett Systtem	DI			
<u>EGEOVE</u>	Phase subtotal			1,531.25
			-	No. of the last
MAR 18 ~ COH	Mumm	ico Inv	roice total	1,531.25
own of New Fairfield Invoice n	umber 2021-0212 41812		Invoice d	ate 03/15/2021

4/8/21



611 Access Road Stratford, CT 06615

T: 203.377.0663 F: 203.375.6561

racecoastal.com

Town of New Fairfield

Project 2018125.2 New Fairfield Marina Construction Phase

Invoice number

2021-0212

Date

03/15/2021

Aging Summary	¥						
Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2021-0142	02/15/2021	1,270.00	1,270.00				
2021-0212	03/15/2021	1,531.25	1,531.25				19.
	Total	2,801.25	2,801.25	0.00	0.00	0.00	0.00

APPLICATION AND CERTIFICATE FOR PAYMENT

APPLICA	CONTRACT DATE: 11/25/20	VIA CONSTRUCTION MANAGER: VIA EXGINEER:			A notary public or other officer completing this certificate verifies only the identity of the individual who signed and not the truthfulness, accuracy, or validity of that document.	Br. William Magowar	State of: Rhoute Island County of: Washington Subscribed and swom before me on this April 13 202 by: on the basis of sutsinatory evidence to be the person who appeared before me.	Wotary: Mac Commissioning Expires: 6 p		In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work My Construction and By Construct	nas progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.	She.	(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.),	CONSTRUCTION MGR:		ENGINEER:	This certificate is not negotiable. The AMOUNT CERTIFIED is payable only		_
ENT: 177	7000	DATE:	ENT ontract. S705,000.00	80.00	\$ 705,000.00	5484,500.00			\$24,225.00	\$460,275.00	\$282,387.50	\$177,887.50			DEDUCTIONS			20.02	80.00
Aulantic Marin&RRRQMED FOR PAYMENT: 127,8 73 Margin S. Westerly, R 028300000000000000000000000000000000000	UNI/PO 01/0	D.	CONTRACTOR'S APPLICATION FOR PAYMENT Application is made for payment, as shown below, in accordance with the Contract. Continuation Sheet, AIA Document G703, is attached. I. ORIGINAL CONTRACT SUM		(Line 1 +2)	ATE	\$24,225.00	\$0.00	·		AYMENT			\$ 244,125.00	ADDITIONS			SD:00	
gin S.	ACCO	Town of New 1846NED;	PPLICATION as shown below, at G703, is attach SUM	Net Change By Change Orders	TE	TOTAL COMPLETED & STORED TO DATE	eted Work 03)	Material	b or 03)	TOTAL EARNED LESS RETAINAGE(Linc 4 less Linc 5 Total)	LESS PREVIOUS CERTIFICATES FOR PAYMENT (Linc 6 from prior Certificate)	ш	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)						
Allantic Ma 73 Margin S Westerly, R		Town of	NTRACTOR'S APPI ention is made for payment, as she tuation Sheet, AIA Document G70 ORIGINAL CONTRACT SUM	By Change	CONTRACT SUM TO DATE	(PLETED & C	FAINAGE: 5% of Completed Work (Columns D & E on G705)	0% of Stored Material F on G703)	ıl Retainage (Line Sa – 5b or Total in Column 1 of G703)	VED LESS R te 5 Total)	OUS CERTIF	YMENT DU	FINISH, INC		JMMARY	od in wner	forth		hange Order
CONTRACTOR:	SUBCONTRACTOR	CONTRACT FOR:	CONTRACTOR'S APPLICATION Application is made for payment, as shown below, in a Continuation Sheet, AIA Document G703, is attached. ORIGINAL CONTRACT SUM	2. Net Change		4. TOTAL COMPLET (Column G on G703)	S. RETAINAGE: a. S. (Columns)	b. 0f Sto (Column F on G703)	Total Retainage (Line 5a - 5b or Total in Column 1 of G703)	TOTAL EARNED LESS (Linc 4 less Linc 5 Total)	LESS PREVIOUS CERTIFI (Linc 6 from prior Centificate)	CURRENT PAYMENT DUE	BALANCE TO FIL		CHANGE ORDER SUMMARY	i otal enanges appreved in previous months by Owner	Total Approved this Month	TOURISHOTEL	NET CHANGES by Change Order

f Values
Schedule
N SHEET
CONTINUATIO
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AIA DOCUMENT G703

Selication Values	AM Decument G702, APPLICATION AND CERTIFICATE FOR PAYMENT	containing Contractor's signed Certification is attached	In tabulations below, amounts are stated to the nearest dollar	Use column 1 on Contracts where variable retained for line items may and it.
	ALA Docume	containing Co	In tabulations	Use column 1

AIA Do	AIA Decument G702, APPLICATION AND CERTIFICATIFFOR PAYARING	HICATE FOR PAVAILAT	values		AIA DOCUMENT G703	INT G703			PAGE-2 OF 2	
contains In tabul	containing Contractor's signed Certification is attached. In tabulations below, amounts are stated to the nearest dollar	ollar						APPLICATION NO: 2 APPLICATION DATE: 04/13/21	2 04/13/21	
Use col	Use column 1 on Contracts where variable retainage fer line items may apply.	line items may apply.						PERIOD TO: 04/13/21	04/13/21	
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	COUNTY OF COUNTY	2102,000,000	377,730.00	2187,250.00	20.00	\$484,500.00	%69	\$220,500.00	\$24,225.00	
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