

***Town of New Fairfield  
Board of Selectmen  
4 Brush Hill Road  
New Fairfield, CT 06812***

**MINUTES  
Board of Selectmen Regular Meeting  
Thursday, January 27, 2011  
8:00 PM  
Community Room**

***Members present:***

John Hodge, First Selectman  
Susan Chapman, Selectman  
Monika Thiel, Selectman

***Other Town Officials Present:***

Jay Waterman, Finance Director  
Ed Sbordone, Accounting Manager  
Gail Lehman, Library Board Chairman  
Linda Fox, Library Director  
Margaret Golden, Assistant Library Director  
Jo Ann Yachulke, Children's Librarian  
Al Mardis, BOF member  
Tom Quigley, BOF alternate member

**Call To Order** First Selectman John Hodge called the meeting to order at 8:00pm

**Pledge of Allegiance**

**Correspondence and Announcements**

First Selectman John Hodge read a letter from Fire Chief Jim Gardner regarding the Emergency Radio Communications project and noted that the Fire Department must uphold the standards for reliability and cannot agree to anything less than 95/95% reliability for radio coverage.

**Public Comment**

Ernie Lehman spoke about the Housatonic Habitat for Humanity and gave the specifics in order to qualify for housing with the program. Mr. Lehman noted that they are having difficulty finding families for the houses in Danbury and noted that there will be an informational meeting on January 29<sup>th</sup>. Anyone looking for more information can go to the website at [www.housatonichabitat.org](http://www.housatonichabitat.org) or can call (203) 744-1340.

Jim Mellett spoke of the 95% reliability standards for the Emergency Radio Communications project

Michael Iadarola spoke against the possibility of putting a restaurant at the Town Beach.

Paula Anderson spoke of the letter of credit regarding Dunham Condominiums

Phil Nelson spoke of the possibility of a restaurant at the Town Beach

First Selectman Hodge gave a background regarding the proposed restaurant at the Town Beach and noted that it was only in the preliminary stages and they are waiting for an RFP to come back. Mr. Hodge noted that this will not affect the North Beach and that nothing will be done without Town Meeting approval.

Holly Murtha asked for a map and description for the site plan for the restaurant at the Town Beach

**Addition to agenda**

Monika Thiel made a motion to add “Discussion of Town Park Restaurant” as item #12A to the agenda. Susan Chapman seconded the motion.

**Vote: 3-0-0 (Motion approved)**

**Approval of Minutes**

Susan Chapman made a motion to approve the minutes of the January 13, 2011 regular meeting as presented. Monika Thiel seconded the motion.

**Vote: 3-0-0 (Motion approved)**

**Appointments**

John Hodge made a motion to appoint Katy Johannssen to a full member of the Commission on the Aging. Susan Chapman seconded the motion.

**Vote: 3-0-0 (Motion approved)**

**Budget Transfers**

A budget transfer was necessary due to public works overtime for the snow plowing with the many recent storms. Selectman Monika Thiel asked about the clearing of Williams Pond for ice skating.

John Hodge made a motion to make the following Intra-Departmental transfer. Susan Chapman seconded the motion. (Such document to be attached to the minutes of this meeting)

**Vote: 2-1-0 (Motion approved-Monika Thiel opposed)**

\$'s	To Account #		\$'s	From Account #	
\$20,000.00	4310-130	Public Works-Overtime	\$20,000.00	4310-451	Public Works-Road Repair
\$600.00	4161-332-3	Prof. Services-Legal Labor	\$600.00	4161-332-5	Prof. Services-Legal Health
<b>\$20,600.00</b>			<b>\$20,600.00</b>		

### **Personnel Report**

John Hodge made a motion to accept the Personnel report as presented. Susan Chapman seconded the motion.

John Hodge made a motion to amend the previous motion to include a provision for new hires #1 & #2 that the approval is subject to a successful background check. Susan Chapman seconded the motion.

**Vote to amend motion: 3-0-0 (Motion approved)**

**Vote on original motion as amended: 3-0-0 (Motion approved)**

### **Discussion and vote on return of Letter of Credit money regarding Dunham Condominiums**

First Selectman Hodge spoke of the return of the Letter of Credit money regarding Dunham Condominiums and gave a brief history of the situation. The town could not get the developer to do the necessary work on the development. When the time expired, the town drew down the letters of credit from Union Savings Bank. The town subsequently finished whatever was needed to be done and the last payment was on October 13, 2010. There is now \$53,761.53 left to return to Union Savings Bank. There was a discussion among the selectmen about the completion of the site work.

John Hodge made a motion to return \$53,761.71 to Union Savings Bank as excess funds from the letters of credit that the town drew down on September 10, 2008. Susan Chapman seconded the motion.

**Vote: 2-1-0 (Motion approved-Monika Thiel opposed)**

### **Library Construction Project**

Library Director Linda Fox spoke of the proposed library construction project and noted that bids for the project were opened on Tuesday, January 25<sup>th</sup> and are good for 120 days. The library board asked the board to bond approximately \$2.5 million for the proposed library project. Members of the public spoke in favor of the library project. A Town Meeting was set for Thursday, February 17<sup>th</sup> that will be adjourned to a referendum. The Town Meeting will be used as a forum for a public hearing for members of the public to give opinions and ask questions. This project is subject to a successful referendum. A complete set of plans regarding this project is available at the library. Library Board Chairman Gail Lehman thanked everyone for all their support with this project.

### **Vote to set Town Meeting date for Library project**

John Hodge made a motion to approve the following Warning for a Town Meeting.

“Electors and persons qualified to vote at Town Meetings of the Town of New Fairfield are hereby duly notified and warned that a Special Town Meeting of the Town of New Fairfield will be held at the Community Room @33 Route 37 on Thursday, February 17, 2011 @ 6:00pm for the following purposes to wit:

1. To consider the resolution entitled “Resolution appropriating \$2,500,000.00 for the Construction of the New Fairfield Fee Public Library and authorizing the issuance of \$2,500,000.00. Bonds of the Town to meet said appropriation.

Further notice is hereby given by the Board of Selectmen, acting pursuant to and in reliance on Section 7-7 of the Connecticut General Statutes, has removed Item #1 for submission to the voters by machine vote as such date and time as may be determined at the Town Meeting, provided such date for the machine vote shall be no earlier than seven (7) days and no later than fourteen (14) after February 17, 2011, and further provided that such time shall be no less than the hours of 12:00 Noon to 8:00 pm.

Susan Chapman seconded the motion.

**Vote: 2-0-0 (Motion approved-Monika Thiel has recused herself from Library project votes)**

**Vote to authorize the first selectman to execute and approve contracts and amendments with the State of Connecticut**

First Selectman Hodge spoke of a grant of \$36,478.00 for Emergency Preparedness for the Health Department. There was a discussion regarding the wording of this contract that is a pro forma from the state. There was a discussion about tabling the approval of this until the next BOS meeting.

John Hodge made a motion to table this item to the next regular BOS meeting of February 10, 2011. Monika Thiel seconded the motion.

**Vote: 3-0-0 (Motion approved)**

**Update on proposal for restaurant at Town Beach**

First Selectman Hodge spoke of the RFP for a restaurant at the Town Beach. Members of the public gave their opinions and asked questions regarding this proposal. Main topics included questions about the septic system, parking and the fact that there will only be beer and wine served with no bar and a strict liquor liability policy. It was noted that there will be no access by boat. First Selectman Hodge noted that this cannot go through without Town Meeting approval.

**Public Comment**

Jim Mellett thanked the BOS for tabling the approval of the Health contract.

**General Discussion: Items to be brought up by selectmen for future agendas**

Selectman Thiel asked for an update on the Emergency Communications project.

**Adjournment**

Susan Chapman made a motion to adjourn the meeting at 9:42pm. John Hodge seconded the motion.

**Vote: 3-0-0 (Motion approved)**

