

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

**MINUTES**  
**Board of Selectmen Regular Meeting**  
**Thursday, March 14, 2019**  
**7:30 PM**  
**Community Room at 33 Route 37**

**Members present:**

Pat Del Monaco, First Selectman  
Khris Hall, Selectman  
Kim Hanson, Selectman

**Other Town Officials Present:**

Ed Sbordone, Finance Director  
Peggy Katkocin, BOE Chairman  
Wes Marsh, BOF Chairman  
Anthony Yorio, BOF member

**Call To Order** First Selectman Pat Del Monaco called the meeting to order at 7:30pm

**Pledge of Allegiance**

**Addition to the agenda**

Pat Del Monaco made a motion to change the agenda to move agenda item #4 “Discuss and possibly vote on Resolution to approve “Commercial Property Assessed Clean Energy (C-Pace) Agreement” ahead of agenda item #3 and to add “Discussion and vote on Boat Dock Invoice. Khris Hall seconded the motion. **Vote: 3-0-0 (Motion approved)**

**Discussion and vote on Resolution to approve “Commercial Property Assessed Clean Energy (C-Pace) “Agreement**

Nicholas Zuba from Green Bank spoke of a program that helps commercial and industrial property owners make energy savings improvements. Financing for these improvements would be through Connecticut Green Bank or a participating capital provider. Repayment of the financing would be through the Tax Collector in Town. An energy audit or feasibility study would be required to create the scope of work and a review process would be required to determine that savings would be realized. A lien is placed on the property until the money for improvements is repaid. It was noted that 131 out of the 169 towns in Connecticut currently participate in this program. With this program, a benefit assessment lien is placed on the property and Green Bank will work with the Town Clerk and the Tax Collector in town. It was noted that Green Bank will give \$500 to the town to cover administrative costs for this program and will help with outreach and marketing of this program.

There was a brief discussion of the process for this program. Selectman Kim Hanson asked about the amount of indemnification for the municipalities and the process for leaving the program if desired. Selectman Khris Hall noted that this program was brought to the Selectmen by a contractor. This program was reviewed by the Assessor, Tax Collector and Finance Director to make sure it was a worthy project.

The Selectmen decided to wait until outstanding questions are answered by Green Bank before approving the Resolution for this program.

Pat Del Monaco made a motion to set the date for a Town Meeting to consider and act upon the resolution to approve the Commercial Property Assessed Clean Energy (C-Pace) Agreement for March 28, 2019 at 7:15 pm in the Community Room at 33 Route 37. Kim Hanson seconded the motion. **Vote: 3-0-0 (Motion approved)**

**Public Comment**- None

**Correspondence and Announcements**- None

**Approval of Minutes**

Pat Del Monaco made a motion to approve the minutes of the February 28, 2019 regular meeting as presented. Kim Hanson seconded the motion. **Vote: 3-0-0 (Motion approved)**

**Budget Transfers**

Pat Del Monaco made a motion to approve a transfer of \$10,000 from Town Properties Capital Budget to replace the Air Conditioner in the Police Department. Khris Hall seconded the motion. **Vote: 3-0-0 (Motion approved)**

Pat Del Monaco made a motion to approve the following Inter-Departmental transfer in the amount of \$77,835.00. Kim Hanson seconded the motion. **Vote: 3-0-0 (Motion approved)**

\$	Transfer From		\$	Transfer To	
\$77,600.00	4160-140	Unclass P&B-Salary Adjustments	\$3,000.00	4120-110	Town Clerk- Salaries
			\$11,000.00	4150-110	Finance-Salaries
			\$4,200.00	4154-110	Tax Collector Salaries
			\$15,000.00	4215-110	Communication Center-Salaries
			\$6,400.00	4240-110	Building Inspector-Salaries
			\$35,000.00	4310-110	Public Works-Salaries
			\$3,000.00	4510-110	Recreation-Salaries
\$235.00	4160-260	Unclass P&B-Workers Compensation	\$235.00	4163-520	General Insurance-Property & Casualty
<b>\$77,835.00</b>			<b>\$77,835.00</b>		

Pat Del Monaco made a motion to approve the following Intra-Departmental transfer in the amount of \$70,000.00. Khris Hall seconded the motion. **Vote: 3-0-0 (Motion approved)**

There was a brief discussion of the amount of the transfer for road repair. Finance Director Ed Sbordone noted that this is in anticipation of a late season snow storm and could be transferred back if not needed.

\$	Transfer From		\$	Transfer To	
\$50,000.00	4310-451	Public Works-Road Repair	\$40,000.00	4310-110	Public Works-Salaries
			\$1,000.00	4310-120	Public Works-Seasonal Personnel
			\$9,000.00	4310-130	Public Works-Overtime
\$3,000.00	4161-332-1	Professional Services-Legal Land	\$20,000.00	4161-332-4	Professional Services-Legal General/Other
\$5,500.00	4161-332-2	Professional Services-Legal Tax			
\$2,500.00	4161-332-6	Professional Services-Legal Planning			
\$6,000.00	4161-332-8	Professional Services-Legal ZBA			
\$3,000.00	4161-332-9	Professional Services-Legal Inland/Wetland			
<b>\$70,000.00</b>			<b>\$70,000.00</b>		

Pat Del Monaco made a motion to approve the following Additional Appropriation (TOWN MEETING REQUIRED) in the amount of \$280,000.00. Kim Hanson seconded the motion.

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

Pat Del Monaco gave a brief background of this project.

\$	Transfer From		\$	Transfer To	
\$280,000.00	301-4100-700	Unappropriated Cap & Non	\$280,000.00	310-4330-742-1	Bridge & Drainage-Saw Mill
<b>\$280,000.00</b>			<b>\$280,000.00</b>		

Pat Del Monaco made a motion to set the date for a Town Meeting to consider and act upon the appropriation of \$280,000 from Unappropriated Capital and Nonrecurring to the Saw Mill Bridge and Drainage project for March 28, 2019 at 7:15 pm in the Community Room at 33 Route 37.

Khris Hall seconded the motion. **Vote: 3-0-0 (Motion approved)**

**Personnel Report**

Pat Del Monaco made a motion to approve the Personnel Report dated March 14, 2019 as presented. Khris Hall seconded the motion. **Vote: 3-0-0 (Motion approved)**

**Appointments**

Pat Del Monaco made a motion to Ellen Pearl, Mark Werner and James Kloos to the Economic Development Commission. Khris Hall seconded the motion. **Vote: 3-0-0 (Motion approved)**

Khris Hall noted that the members of the Economic Development Commission will be invited to the next regular BOS meeting to give a brief description of their backgrounds. It was noted that

Mark Werner is not available to attend the next meeting but was in tonight's audience so Selectman Hall gave a brief description of his background.

## **NEW BUSINESS**

### **Discussion and vote to assign the use Agreement between the Town of New Fairfield and the Hahlawah Rifle and Pistol Club, Inc. to the Hahlawah Sporting Club, Inc.**

Hahlawah Rifle and Pistol Club, Inc President Anthony Yorio gave a description of the background of the rifle and pistol club and the process of collecting dues and raising funds for the club. He noted that the club never filed as a 501c4 organization that would allow the club to apply for grants. Since the club missed a previous deadline, they have decided to reorganize from the Hahlawah Rifle and Pistol Club, Inc. to the Hahlawah Sporting Club, Inc. This reorganization can only take place if the Selectmen agree to assign the existing use agreement to the new organization. He further noted that at a Town Meeting in March 2010, the term of the use agreement was increased from five years to ten years but this was never changed in the agreement. It was noted that this change was now added to the use agreement. It was noted that a Town Meeting is not required for this agreement.

Pat Del Monaco made a motion to approve the Use Agreement as assigned to the Hahlawah Sporting Club, Inc. Khris Hall seconded the motion. **Vote: 3-0-0 (Motion approved)**

### **Boat Dock Invoice**

Pat Del Monaco made a motion to approve the payment of Boat dock invoice #2018/-1014 in the amount of \$6,771.20 to Race Coastal Engineering. Khris Hall seconded the motion.

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

## **OLD BUSINESS**

### **Discussion and vote on 2019/2020 budget adjustments**

Pat Del Monaco spoke of adjustments for the 2019/2020 budget:

- Saw Mill Bridge project will be appropriated out of the Unassigned Capital and Nonrecurring fund.
- Columbia Bridge design is in the long-term capital plan and will be deferred to the following year.
- Town Clerk capital- indexing land records from 1747-1971 will be done the following year.
- Zoning Regulations- Approximately \$10,000 has been retained to address the preexisting nonconforming regulations.
- Public Works equipment- Approximately \$10,000 has been retained which can equip most of the trucks. The other equipment can be deferred another year.
- Fire Department Capital- Some equipment can be deferred and other equipment can be bought with a grant from the Thrift Shop.
- Town Properties Capital- Public Works overhead doors will be deferred to a future year.
- Paramedic Capital- It's possible that a fly car is no longer needed since the Town will be using 24 hour coverage from Western Connecticut Health Network, an ambulance will be used.
- Business Machine wide area scanner will be deferred to a future year.

These reductions will result in a decrease to the budget of \$480,000 which includes the \$280,000 decrease from the Saw Mill Bridge project and a decrease of \$200,000 that was recommended for discussion by the Board of Finance.

There was a brief discussion of the budget and specifically additional positions and fire department equipment.

Pat Del Monaco made a motion to approve the BOS 2019-2020 budget adjustments. Khris Hall seconded the motion. **Vote: 2-1-0 (Motion approved- Kim Hanson opposed)**

### **Public Comment**

John McCartney thanked the BOS, BOF and BOE for continuing to work together on school safety and budget issues. He also thanked the members of the Hahlawah Sporting Club, Inc for coming to the meeting and further congratulated its president, Anthony Yorio on the birth of his son.

### **Adjournment**

Pat Del Monaco made a motion to adjourn the meeting at 8:25 pm. Kim Hanson seconded the motion. **Vote: 3-0-0 (Motion approved)**