

BOARD of SELECTMEN MEETING – JANUARY 18, 2012

PARKS & RECREATION – CHARTER OAK ROOM
195 DANBURY ROAD, RIDGEFIELD, CT

UNREVISED/UNAPPROVED MINUTES

These minutes are a general summary of the meeting and are not intended to be a verbatim transcription.

In attendance: R. Marconi, A. Bodner, M. Kozlark, B. Manners, D. Masters

Special Town Meeting

*Notice is hereby given that a **Special Town Meeting** will be held on January 18, 2012, at 7:30 p.m., in the Town of Ridgefield Parks & Recreation Charter Oak Room, 195 Danbury Road, Ridgefield, Connecticut to act on the proposed lease of Town of Ridgefield-owned property on South Salem Road (CT Route 35) to the Ridgefield Historical Society Incorporated.*

BOS Meeting Agenda (*immediately following Special Town Meeting*)

1. Public Comment
2. Golf Course Rate Approval
3. Ridgefield Arts Council Interview: Stephen M. Kane
4. Firefighter/Paramedic Interview
5. Library Presentation
6. 2012 Ambulance Fees
7. Affordable Housing Moratorium Discussion
8. Resolutions: Arts Council Grant, Danbury Road STEAP Grant, LED Light Conversion Grant
9. Selectman's Report
10. Approval of Meeting Minutes: 1/4/12 Special Mtg.; 1/4/12 Regular Mtg.

R. Marconi called the Special Town Meeting to order at 7:30 p.m., immediately followed by the Board of Selectmen Meeting. Minutes of the Special Town Meeting are under separate cover.

B. Manners moved and D. Masters seconded a motion to amend the evening's agenda as follows: Move Item #6 – 2012 Ambulance Fees and add to Item #4 – Firefighter/Paramedic Interview; and add as Item #10 - Lyme Disease Task Force Lecture Resolution. Motion passed 5-0.

1. Public Comment – There were no comments from the public.
2. Golf Course Rate Approval
The following individuals came forward to discuss the proposed Golf Course rate schedule for the 2012 golf season: Frank Sergiovanni, Golf Course Director, Ed Tyrrell, Chairman of the Golf Committee, and Golf Committee Members, Judy Breekland, Al Fazi, Todd Kolb, and Arlene Gerhard.

Andy Bodner stated that he understands the Golf Committee's desire to not raise rates, but why not have a modest increase in light of today's economy and while the Golf Course is finding it difficult to cover costs? F. Sergiovanni responded that they are proposing a new gold level program. An up-front fee is required but the more one plays, the more one can lower the cost. A. Bodner asked for the split of rounds between residents and non-residents. The total of 32,000 rounds is split between 21,101 rounds for residents and 10,899 for non-residents. Two-thirds of

the members are regular members; one-third of the members are junior and senior members. Seniors and juniors account for approximately 7,000 rounds. A. Bodner inquired as to how this rate structure ties into the Golf Course's upcoming budget requests. M. Kozlark asked if there is anything that can be done with the Golf Course to increase rounds rather than just increase the rates?

F. Sergiovanni responded that the Golf Committee is always looking to make improvements. Improvements are made every year. The superintendent is very creative. To attract dollars, one has to have a product. They are continually committed to maintaining and improving their product. They do have plans for some changes.

M. Kozlark asked for a recap comparing the old rate plan to the revised plan. R. Marconi asked F. Sergiovanni to walk thru the proposed plan. Our customer base is smaller. We need to expand our regular customer base. We are offering memberships to non-residential members with a premium. We currently have 2,000 members and we need to have 2,800 to 3,000 members. The Golf Committee is supportive of this new rate schedule. There will be three membership tiers, with the cost depending on how frequently the member plays. We need to have the rounds played increased to 37,000-38,000. We were down 2,750 rounds this year and Hurricane Irene and Storm Alfred were not the total problem. A non-resident pays \$60 and \$65 on the weekend. A resident pays \$40. The cart charge is \$15 for both residents and non-residents. \$25 is the smallest annual fee for a resident member. If a resident declines membership, then they pay the out-of-town rate. This is nothing new.

D. Masters asked how Ridgefield compares to other municipal courses. We are on the low end. Our biggest competitor is Danbury.

Dave Campbell inquired as to where additional revenue will go if the Golf Club has a really good year – earmarked for the Golf Course for additional capital expenditures or into the general fund? R. Marconi responded that in the past any additional funds have gone into the general fund. This has not happened in the last few years. It would be wonderful if this happens and if so, perhaps a special account could be set up to receive the additional income.

D. Masters moved and A. Bodner seconded a motion to approve as requested by Frank Sergiovanni, Golf Course Director, and the Golf Committee, the proposed rates for the 2012 golf season for the Ridgefield Golf Course. Motion passed 5-0.

3. Ridgefield Arts Council Interview: Stephen M. Kane

Applicant Stephen Kane came forward to express his interest in serving on the Ridgefield Arts Council. R. Marconi read the letter of application received from Mr. Kane. Mr. Kane has already met with the Arts Council and a letter has been received from Alison Greeley in support of Mr. Kane's appointment. Mr. Kane feels his experience in sales and marketing as well as his interest in fundraising will be helpful to the Arts Council. He is particularly interested in helping with theatre. B. Manners thanked Mr. Kane for coming forward and how it is special to get a volunteer to help with fund raising. The Arts Council has just received a grant from the State Arts Commission, which is most welcome.

B. Manners moved and M. Kozlark seconded a motion to appoint Stephen M. Kane to fill one of the vacancies on the Ridgefield Arts Council for a four-year term. Motion passed 5-0.

4. Firefighter/Paramedic Interview/2012 Ambulance Fees –

The following individuals came forward to present Kevin Woessner for the Firefighter/Paramedic position: Laurie Scholl, Director of Human Resources, Fire Chief Heather Burford, and Assistant Fire Chief, Kevin Tappe.

Chief Burford introduced Kevin Woessner to the BOS and detailed the interview process which resulted in the selection of Kevin for the Firefighter/Medic position. R. Marconi read Kevin's CV indicating his graduation from high school and college, certifications and licenses. He has worked as a paramedic at Danbury Hospital since 2004 as a member of the Department of Emergency Medicine. R. Marconi asked Kevin to tell the BOS about himself. He stated how he has always been interested in the firefighter service as well as the paramedic service.

M. Kozlark asked the Chief to detail what will be Kevin's duties and responsibilities. He will attend the CT Fire Academy for an intensive 14-week qualifying program. Upon successful completion of this training, Kevin will have a short training program in Ridgefield to complete as well. He is already fully qualified for the medical side of the job. Once Kevin completes his training, Ridgefield will be back up to a full shift. The firefighter paramedic program is not separated in Ridgefield. It is all one position.

B. Manners moved and M. Kozlark seconded a motion to approve the conditional offer of employment of Kevin Woessner as a paramedic and training as a firefighter for the Town of Ridgefield pending a satisfactory background check and physical exam. Motion passed 5-0.

Kevin Redmond, Director of Finance, came forward to discuss the proposed CT ambulance rates for 2012, which detail a 3.2% increase for most of the line items. The Basic Life Support (BLS) Rate increases from \$530 to \$547, and the Advanced Life Support Level 1ER increases from \$841 to \$868.

B. Manners asked the Chief to detail how the public are made aware of how ambulance charges are covered if the individual cannot afford the charges and does not have adequate insurance coverage. Chief Burford stated how the Fire Department reaches out to people thru Ridgefield's Department of Social Services. Has there been an increase in residents seeking assistance? The Chief responded that they have not seen a huge increase, but there are routine requests about bills. We only provide these two levels of ambulance charges depending whether a medic is needed or not. The medic is authorized to start IV fluids and medications if needed. Does one's homeowner's insurance cover ambulance costs? The Chief will check into this and report back.

R. Marconi stated how seniors need to know that Medicare covers ambulance costs. If Medicare is not available, then Social Services will step in. The Town will help those who need it. Chief Burford stressed that residents should not ever delay to call an ambulance when needed. It is important to call for an ambulance as early as possible. Rarely does the patient see the ambulance bill. It is between the hospital and the insurance company. Ridgefield does 2,000 ambulance transports/year. She did not have with her at the meeting the number of those calls that cannot pay. Different insurance companies pay different amounts. The ambulance carries about 40 different medications. These are purchased in bulk through the hospital. The cost for supplies and medications carried on the ambulance continue to rise.

A. Bodner moved and M. Kozlark seconded a motion to approve the proposed ambulance rates for 2012. Motion passed 5-0.

5. Library Presentation

R. Marconi welcomed Peter Coffin, Library Expansion Committee Chairman, Chris Nolan, Director of the Library, Phil Lodewick, Fund Raising Chairman, and the large audience, to discuss further the proposed Ridgefield Library Expansion. At the previous BOS meeting, the entire BOS expressed support for the proposed expansion. P. Coffin indicated that this evening's presentation is to show additional details and answer questions that arose at the previous discussion. The Expansion Committee is hoping for a referendum in either February or March and thus the project forwarded to the BOF for their approval.

The new building will consist of 46,000 sq. feet. By being ADA compliant, there will be additional space to house the collections the Library has today.

P. Coffin reviewed the interior plans for each proposed level:

- 1) Lower Level (which doesn't exist today)
 - Program Room with dividable space
 - Friends of Library space – dedicated space for them
 - Kitchen and Green Room
 - Community Mural Gallery
 - Mechanical Area
 - Unfinished Space – room for expansion
 - Storage
 - Restrooms – The number of restrooms will go from 7 to 17
- 2) New Main Level (redo of the main level we have today)
 - Common Area
 - Circulation Area
 - Children's Library – secure and controllable area
 - Children's program rooms (2)
 - Recording for the Blind
 - Staff area (back of the house)
 - Restrooms
- 3) Upper Level (The Main St. doors will be open again)
 - Adult Library (fiction and non-fiction)
 - Teen Area
 - Technology Resource Center
 - Study Room
 - Common Meeting Room
 - Morris Reading Rooms
 - Network and Staff Areas – proper staff facilities
 - Restrooms

The \$20 million price tag includes:

| | |
|------------------------------|----------|
| Construction - | \$16,500 |
| Architect & Mgt. fees | 1,375 |
| Surveys & prints | 275 |
| Furniture, fixtures & equip. | 1,150 |
| Technology | 200 |

Moving and one-time relocations costs are included

Vital Components

10% Contingency

Bid to municipal standards - \$500,000 State grant required certain types of bidding procedures.

Regulations by State grant
 Architect – handout shows other CT projects
 Construction Manager & Owner’s Rep
 Cost of Delay in Referendum - \$150,000
 Contracts & Engineering Study \$100,000
 Additional Rent (interim location) 40,000
 Miscellaneous Reserve 10,000
 Single Winter for construction (advantage)
 Statistics – increase in building costs trending upward

Topics from Previous Meeting –
 P&Z application is submitted – hope to obtain approval at the next P&Z meeting
 25 Prospect St. – concern that it is not officially sold; have come to contract with
 an agreement; waiting for P&Z approval for the project; do not foresee
 any pitfalls

Question about five-year payoff for Library pledges – Line of credit is available
 from Fairfield County Bank – The CEO is here this evening. The estimate is that by July
 2117 – 70% of our pledges will be paid. Additional funds have been raised since the
 previous BOS meeting – We’re “on a roll”!

Projected annual operating costs – Looking ahead for 3 years, assume modest inflation and no
 increase in FTE’s (full-time equivalents for staffing). Salaries and benefits will be flat.
 Projected Ridgefield property owner costs – The \$5 million bond will cost a homeowner currently
 paying \$10,000 in property taxes, approximately \$30/year.
 Hoping for February or March referendum which will enable a July “shovel in the ground” – and
 hoping for a November 2013 opening.

Issues – Strong fundraising and not losing our momentum - \$150,000 estimated cost to delay.
 Every \$1 of Town investment yields \$4 value to Ridgefield.

R. Marconi opened the discussion to questions from the BOS:

B. Manners commended the Expansion Committee on a job well done. She indicated that the
 BOS had met since the last presentation and feel that a revised operating agreement needs to be
 put in place. The BOS feels that it is important that operating costs do not go up in spite of the
 expanded space. P. Coffin responded that there continues to be excellent rapport between the
 BOS and the Library. Expenses have been kept in line year after year. They anticipate the same
 in the future. The ideal is to be able to make requests in the future if needed.

D. Masters stated how the technology in the Library will need to be replaced every three years.
 Hardware and software will need to be rotated. Where will these expenses appear? P. Coffin
 responded that yes, computers will need to be replaced. In the past such expenditures have been
 capital requests. R. Marconi pointed out that the BOF has indicated that no longer will computer
 expenses be capital expenses. Such costs will have to be incorporated into operating expenses.
 He commended the Committee on an incredible expansion plan. We all need to understand what
 it costs to operate the building, not just the cost to build. “Flat is Flat” – regular % of increase
 must be in keeping with the other departments of the town. The Committee has done an incredible
 job in securing the funding. The residents need to know the facts. Are there any hidden costs?

Andy Bodner stated how the Town built the Rec Center, and now they are having problems
 covering the operating expenses. Who will own the new Library building when it is built? The
 Library is its own entity. Is the Town’s investment of \$5 million secure? Has Fairfield County

Bank committed to the interest rate covering expenses until all the pledges are in? No, the rate is not yet set, but it will be a very generous rate. What pot will the finance costs come out of? They are not part of the \$20 million construction cost.

M. Kozlark suggested that there be two votes – one vote to send the \$5 million to referendum and then another vote as to the date of the referendum – February or May? The BOS can show their support by voting to approve the \$5 million referendum. B. Manners stated that the BOS expressed their support for the Town’s \$5 million contribution to the Library project two weeks ago. She prefers a May referendum. More voters turn out in May and they are then voting for the Library as part of the total financial package for the upcoming year. It is important that we provide an opportunity for as many residents to vote as possible. We will also then have time to have the revised operating budget in place. A. Bodner stated the need to have the revised operating budget in place. Are operating costs flat or subject to a different number? This needs to be set. B. Manners asked about the next four years out – will they find that they need more staff after all? The Police Department cannot hire an additional policeman nor can the Highway Department hire additional road crew. It is the BOS’s job to look at everyone’s needs.

R. Marconi commented on how the Library has raised these funds in hard economic times. This speaks volumes! Whether the referendum is in February/March or May is not going to change the numbers. Our concern is the number of staff. We do not want additional people hired. The increase in operating expenses each year has to be equal to what we are doing for the other departments in our town. P. Coffin stated how the Library wants the confidence of the Town moving forward.

R. Marconi stated how a referendum package has just been received from bond counsel. He read the proposed referendum wording. The residents have undertaken a sizeable project. The Library is a cornerstone of our community, just like our schools. He feels the BOS does have an obligation to move forward with this project.

Phil Lodewick stated that maintaining operating expenses at a certain percent makes a lot of sense. We can foresee 2014 and 2015, but where will we be in 2016, 17 and 18? We might need to come to the BOS sometime in the future. We have tried to show relatively contained costs for the near future. We did not realize that the BOS would be asking for numbers way out.

M. Kozlark stated that the \$150,000 extra cost for a delay in construction is an amount that should be taken into consideration. People can come out to vote in February or March as well as in May. We should not delay the vote just to hope for additional voters. We are asking for “flat” operating expenses and they hear us.

D. Masters stated that she does not see a reason for a vote. We need to have an amendment to the original contract with the Library. Currently there is a 75% contribution from the taxpayer’s for the Library’s operations based on a certain size of the building and certain operations. With this 70% expansion, there needs to be an amendment to the contract to keep the taxpayer’s contribution level flat. Perhaps the contribution percent from the town should go down. She realizes that one cannot foresee ten years out, but we do need to review the current contract and add an amendment. P. Coffin stated that if the Library has a compelling reason for something special, they want to be able to come to the BOS for consideration. A. Bodner stated how everyone supports this communication between the Town and the Library, but he still is concerned about how they are going to keep operating costs flat. He would like to see back-up for this proposal and not just an estimate. He also would like to know when does the Town release their \$5 million contribution? R. Marconi stated how approximately \$1 million still needs to be raised.

Perhaps people are holding back on their pledging waiting to see what the Town is going to do and when.

R. Marconi opened the discussion for comments from the public:

Hal Marcus, Sharp Hill Rd., stated that he does not ordinarily attend the BOS meetings. He accepts that the BOS is taking responsibility for their decisions. But he stated that he “does not see a level playing field”. What about the cost for a special referendum if it is held in February or March? That has not been discussed. He prefers a vote in May. The Town expects to vote in May, and a May vote will allow extra time to get all the answers.

Keith Miller states that we need to wait for all the answers before we vote. Negotiate first and agree later is the best approach. Let’s get all the details of the operating agreement worked out first.

Sue Bricker stated that she has been a Ridgefield resident for 40 years. It is time! We have heard for years that the Library is ADA non-compliant. 1200 people use the Library every day. It is the most used and smallest facility of its peers. The Library plays a central role in our community. It is time for us all to stand up and support the Library.

William Osgood would like to see a vote for the \$5 million from the Town and then work out all the other details. It will show the good faith of the Town and will help the Committee continue to raise dollars. Other departments in the Town cannot foresee expenses ten years ahead.

R. Marconi stated how the BOS wants full transparency. The public needs to be fully informed. The BOS needs to review again the agreement with the Library so we all understand who is paying for what in the future. Let’s see if we can’t do this as quickly as possible. M. Kozlark asked how are we going to modify the amendment? Who is going to do it? Should there be a timetable for this? How do we get to a “meeting of the minds?” R. Marconi responded that we need to sit with representatives from the Library Board and go from there. R. Marconi stated how this agreement has worked well for the past 28 years. He does not think that an amendment or updating of the agreement will be a massive undertaking. He will set up a meeting with the Library Board this week and see if we cannot come up with a draft agreement. D. Masters stated that she would be willing to consider an earlier referendum date than May if a revised operating agreement is in place. R. Marconi asked P. Coffin why a May referendum would delay a shovel in the ground in July? Mr. Coffin responded that the expense of figuring out the details of the drawings cannot be incurred until the referendum has passed. The project has to be approved before the Library can incur construction charges. From May to July is too short a time period to have all this happen.

M. Kozlark moved and R. Marconi seconded a motion to approve the Resolution appropriating \$5,000,000 for the Town’s grant to the Ridgefield Library Association for the expansion of the Ridgefield Library and authorizing the issuance of \$5,000,000 bonds of the Town to meet said appropriation and pending the issuance thereof the making of temporary borrowings for such purpose. Motion passed 5-0.Affordable Housing

6. Moratorium Discussion

R. Marconi read the January 11, 2012 letter received from Robin A. Kahn, of Cohen and Wolf, regarding the Town of Ridgefield’s application for Affordable Housing Moratorium. In this letter, Ms. Kahn details the tasks she will perform and what her charges will be. R. Marconi indicated that her expenses will come from the “legal line”. She has worked directly in the past with Betty

Brosius, Ridgefield's Director of Planning. Ms. Kahn is very capable and versed in the affordable housing statute. She is reviewing all Ridgefield's relevant material. Ridgefield currently has two affordable housing cases in court.

R. Marconi reviewed the history of Ridgefield's affordable housing compliance. He stated that this is a "very difficult statute". It is one that plagues every non-city municipality in Connecticut. He commented on the judge's ruling that affordable housing does not override the need for watershed open space. This was a very welcome ruling. The affordable housing statute provides for approval of an application, and the municipality then has to show why the application should be denied. Affordable housing has to be deed restricted housing, which is in effect for 40 years. This length of time is a deterrent to many property owners.

D. Masters stated how it had been previously suggested that Ridgefield provide a tax incentive to property owners to have their property deed-restricted as affordable housing. What would be the steps to make this happen? R. Marconi replied that he will invite Al Garzi, Ridgefield's Tax Assessor, to come to the next BOS meeting and inform the Board as to the number of accessory apartments in town. How many of these accessory apartments were built without permits?

Herb Nook, 520 Main St., representing "Grow Ridgefield Together", a citizens group that cares about the development of Main Street, commented on the group's approach to reach out to Ridgefield residents and inform them of this affordable housing situation. They have started a petition to put the issue of affordable housing back in the hands of elected officials. They are a tax deductible organization and welcome the support and contributions of Ridgefield residents. Mr. Nook commented on how they are "here to help". They are particularly concerned about the development of N. Main St. R. Marconi commented on how too much development on N. Main St. could well result in sewer issues.

Dom D'Addario, Tanton Hill Rd., asked about the timetable for submitting the affordable housing moratorium application. Why was this application not submitted earlier? R. Marconi responded that we needed to have the required percent of affordable housing to be eligible for the moratorium. The next step is to hear back from Robin Kahn after she has completed her research.

7. Resolutions: Arts Council Grant, Danbury Road STEAP Grant, LED Light Conversion Grant

Arts Council Grant – This requested grant contract and resolution is a follow-up to the December 19, 2011 letter received by Alison Greeley, Chairman of the Ridgefield Arts Council, that at the December 12, 2011 meeting of the Advisory Committee of the Department of Economic and Community Development (DECD), the Ridgefield Arts Council was awarded a matching grant for fiscal year 2012 from the Local Arts Agencies Cultural Leadership Program in the amount of \$9,175.00 to support the program's criteria of Cultural Leadership, responsiveness to the Community and Management and Organization Health through services and programs offered to the field.

D. Masters moved and A. Bodner seconded a motion to approve the Resolution authorizing the First Selectman of the Town of Ridgefield, Rudy Marconi, to make, execute, and approve, on behalf of the Town of Ridgefield, a certain Contract with the State of Department of Economic and Community Development for a grant from the Local Arts Agencies Cultural Leadership Program to support the program's criteria of Cultural Leadership, Responsiveness to the Community and Management and Organizational Health through services and programs offered. Motion passed 5-0.

Danbury Road STEAP Grant – This grant provides \$250,000 for the Route 35 Streetscape Project.

D. Masters moved and B. Manners seconded a motion to approve the Resolution relative to the conditions and prerequisites for State Assistance imposed by C.G.S. 4-66g; and, that the filing of an application for State financial assistance by the Town of Ridgefield in an amount not to exceed \$250,000 is hereby approved and that Rudolph P. Marconi, First Selectman, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an assistance Agreement with the State of Connecticut for State financial assistance if such an Agreement is offered, to execute any amendments, decision, and revision thereto, and to act as the authorized representative of the Town of Ridgefield. Motion passed 5-0.

LED Light Conversion Grant – This grant enables the continued conversion of the High School parking lot lighting. The lights are not only brighter, but also reduce the electric cost by 34%. The plan is to put some of the lighting on motion sensors so they do not all need to be on all the time. CL&P has not yet approved the new street lighting – they say the new lighting is not “yet to their satisfaction”.

M. Kozlark moved and D. Masters seconded a motion to approve the Resolution that First Selectman, Rudy Marconi, of the Town of Ridgefield be, and hereby is authorized to execute and file grant applications, contracts, and agreements on behalf of the Town of Ridgefield with the State of Connecticut under the Department of Energy and Environmental Protection Energy Efficiency and Conservation Block Grant, Municipal Quick Spend Energy Efficiency and Conservation in an amount not to exceed \$100,000.00 and to execute on behalf of the Town of Ridgefield all applications, instruments, contracts, and documents and accept payments and do all other things that may be necessary for state grants for Municipal Parking Lot Light LED Conversions and to file applications for or conduct any other energy related programs or projects eligible as may be available. Motion passed 5-0.

8. Lyme Disease Task Force Lecture Resolution

Karen Gaudian came forward to represent the Ridgefield Lyme Disease Task Force. The Lyme Disease Task Force is once again planning a Spring seminar at West Conn, which is scheduled for May 22, 2012. The contract and other documents must be approved and signed by the BOS. The Town will not incur any expenses for the event. Exhibit space donations to the Task Force offset all expenses.

Ms. Gaudian was asked about the Yale spraying study in which Ridgefield was one of the participants. The Task Force is just starting to get information back. The data received is still being tallied. Only a preliminary report is being prepared so far.

A. Bodner moved and D. Masters seconded a motion to approve the Resolution that the First Selectman, Rudy Marconi, be and hereby is authorized to make, execute and approve on behalf of the Town of Ridgefield, any and all contracts or amendments thereof with Western Connecticut State University for the May 22, 2012, Ridgefield Lyme Disease Task Force Lecture. Motion passed 5-0.

9. Selectman’s Report

Nothing to report.

10. Approval of Meeting Minutes: 1/4/12 Special Mtg.; 1/4/12 Regular Mtg.

A. Bodner moved and D. Masters seconded a motion to approve as written the minutes of the January 4, 2012 Board of Selectmen Special Meeting. Motion passed 5-0.

M. Kozlark moved and A. Bodner seconded a motion to approve as amended the minutes of the January 4, 2012 Board of Selectmen Meeting. Motion passed 5-0.

Andy Bodner moved and M. Kozlark seconded a motion to adjourn the Board of Selectmen Meeting at 10:50 p.m. Motion passed 5-0.

Respectfully submitted,

Janet L. Johnson

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PARKS & RECREATION – CHARTER OAK ROOM
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D. Masters moved and A. Bodner seconded a motion to approve as requested by Frank Sergiovanni, Golf Course Director, and the Golf Committee, the proposed rates for the 2012 golf season for the Ridgefield Golf Course. Motion passed 5-0.

3. Ridgefield Arts Council Interview: Stephen M. Kane
Applicant Stephen Kane came forward to express his interest in serving on the Ridgefield Arts Council. R. Marconi read the letter of application received from Mr. Kane. Mr. Kane has already met with the Arts Council and a letter has been received from Alison Greeley in support of Mr. Kane's appointment. Mr. Kane feels his experience in sales and marketing as well as his interest in fundraising will be helpful to the Arts Council. He is particularly interested in helping with theatre. B. Manners thanked Mr. Kane for coming forward and how it is special to get a volunteer to help with fund raising. The Arts Council has just received a grant from the State Arts Commission, which is most welcome.

B. Manners moved and M. Kozlark seconded a motion to appoint Stephen M. Kane to fill one of the vacancies on the Ridgefield Arts Council for a four-year term. Motion passed 5-0.

4. Firefighter/Paramedic Interview/2012 Ambulance Fees –

The following individuals came forward to present Kevin Woessner for the Firefighter/Paramedic position: Laurie Scholl, Director of Human Resources, Fire Chief Heather Burford, and Assistant Fire Chief, Kevin Tappe.

Chief Burford introduced Kevin Woessner to the BOS and detailed the interview process which resulted in the selection of Kevin for the Firefighter/Medic position. R. Marconi read Kevin's CV indicating his graduation from high school and college, certifications and licenses. He has worked as a paramedic at Danbury Hospital since 2004 as a member of the Department of Emergency Medicine. R. Marconi asked Kevin to tell the BOS about himself. He stated how he has always been interested in the firefighter service as well as the paramedic service.

M. Kozlark asked the Chief to detail what will be Kevin's duties and responsibilities. He will attend the CT Fire Academy for an intensive 14-week qualifying program. Upon successful completion of this training, Kevin will have a short training program in Ridgefield to complete as well. He is already fully qualified for the medical side of the job. Once Kevin completes his training, Ridgefield will be back up to a full shift. The firefighter paramedic program is not separated in Ridgefield. It is all one position.

B. Manners moved and M. Kozlark seconded a motion to approve the conditional offer of employment of Kevin Woessner as a paramedic and training as a firefighter for the Town of Ridgefield pending a satisfactory background check and physical exam. Motion passed 5-0.

Kevin Redmond, Director of Finance, came forward to discuss the proposed CT ambulance rates for 2012, which detail a 3.2% increase for most of the line items. The Basic Life Support (BLS) Rate increases from \$530 to \$547, and the Advanced Life Support Level 1ER increases from \$841 to \$868.

B. Manners asked the Chief to detail how the public are made aware of how ambulance charges are covered if the individual cannot afford the charges and does not have adequate insurance coverage. Chief Burford stated how the Fire Department reaches out to people thru Ridgefield's Department of Social Services. Has there been an increase in residents seeking assistance? The Chief responded that they have not seen a huge increase, but there are routine requests about bills. We only provide these two levels of ambulance charges depending whether a medic is needed or not. The medic is authorized to start IV fluids and medications if needed. Does one's homeowner's insurance cover ambulance costs? The Chief will check into this and report back.

R. Marconi stated how seniors need to know that Medicare covers ambulance costs. If Medicare is not available, then Social Services will step in. The Town will help those who need it. Chief Burford stressed that residents should not ever delay to call an ambulance when needed. It is important to call for an ambulance as early as possible. Rarely does the patient see the ambulance bill. It is between the hospital and the insurance company. Ridgefield does 2,000 ambulance transports/year. She did not have with her at the meeting the number of those calls that cannot pay. Different insurance companies pay different amounts. The ambulance carries about 40 different medications. These are purchased in bulk through the hospital. The cost for supplies and medications carried on the ambulance continue to rise.

A. Bodner moved and M. Kozlark seconded a motion to approve the proposed ambulance rates for 2012. Motion passed 5-0.

5. Library Presentation

R. Marconi welcomed Peter Coffin, Library Expansion Committee Chairman, Chris Nolan, Director of the Library, Phil Lodewick, Fund Raising Chairman, and the large audience, to discuss further the proposed Ridgefield Library Expansion. At the previous BOS meeting, the entire BOS expressed support for the proposed expansion. P. Coffin indicated that this evening's presentation is to show additional details and answer questions that arose at the previous discussion. The Expansion Committee is hoping for a referendum in either February or March and thus the project forwarded to the BOF for their approval.

The new building will consist of 46,000 sq. feet. By being ADA compliant, there will be additional space to house the collections the Library has today.

P. Coffin reviewed the interior plans for each proposed level:

- 1) Lower Level (which doesn't exist today)
 - Program Room with dividable space
 - Friends of Library space – dedicated space for them
 - Kitchen and Green Room
 - Community Mural Gallery
 - Mechanical Area
 - Unfinished Space – room for expansion
 - Storage
 - Restrooms – The number of restrooms will go from 7 to 17
- 2) New Main Level (redo of the main level we have today)
 - Common Area
 - Circulation Area
 - Children's Library – secure and controllable area
 - Children's program rooms (2)
 - Recording for the Blind
 - Staff area (back of the house)
 - Restrooms
- 3) Upper Level (The Main St. doors will be open again)
 - Adult Library (fiction and non-fiction)
 - Teen Area
 - Technology Resource Center
 - Study Room
 - Common Meeting Room
 - Morris Reading Rooms
 - Network and Staff Areas – proper staff facilities
 - Restrooms

The \$20 million price tag includes:

| | |
|------------------------------|----------|
| Construction - | \$16,500 |
| Architect & Mgt. fees | 1,375 |
| Surveys & prints | 275 |
| Furniture, fixtures & equip. | 1,150 |
| Technology | 200 |

Moving and one-time relocations costs are included

Vital Components

10% Contingency

Bid to municipal standards - \$500,000 State grant required certain types of bidding procedures.

Regulations by State grant
Architect – handout shows other CT projects
Construction Manager & Owner’s Rep
Cost of Delay in Referendum - \$150,000
Contracts & Engineering Study \$100,000
Additional Rent (interim location) 40,000
Miscellaneous Reserve 10,000
Single Winter for construction (advantage)
Statistics – increase in building costs trending upward

Topics from Previous Meeting –

P&Z application is submitted – hope to obtain approval at the next P&Z meeting

25 Prospect St. – concern that it is not officially sold; have come to contract with an agreement; waiting for P&Z approval for the project; do not foresee any pitfalls

Question about five-year payoff for Library pledges – Line of credit is available from Fairfield County Bank – The CEO is here this evening. The estimate is that by July 2117 – 70% of our pledges will be paid. Additional funds have been raised since the previous BOS meeting – We’re “on a roll”!

Projected annual operating costs – Looking ahead for 3 years, assume modest inflation and no increase in FTE’s (full-time equivalents for staffing). Salaries and benefits will be flat.

Projected Ridgefield property owner costs – The \$5 million bond will cost a homeowner currently paying \$10,000 in property taxes, approximately \$30/year.

Hoping for February or March referendum which will enable a July “shovel in the ground” – and hoping for a November 2013 opening.

Issues – Strong fundraising and not losing our momentum - \$150,000 estimated cost to delay. Every \$1 of Town investment yields \$4 value to Ridgefield.

R. Marconi opened the discussion to questions from the BOS:

B. Manners commended the Expansion Committee on a job well done. She indicated that the BOS had met since the last presentation and feel that a revised operating agreement needs to be put in place. The BOS feels that it is important that operating costs do not go up in spite of the expanded space. P. Coffin responded that there continues to be excellent rapport between the BOS and the Library. Expenses have been kept in line year after year. They anticipate the same in the future. The ideal is to be able to make requests in the future if needed.

D. Masters stated how the technology in the Library will need to be replaced every three years. Hardware and software will need to be rotated. Where will these expenses appear? P. Coffin responded that yes, computers will need to be replaced. In the past such expenditures have been capital requests. R. Marconi pointed out that the BOF has indicated that no longer will computer expenses be capital expenses. Such costs will have to be incorporated into operating expenses. He commended the Committee on an incredible expansion plan. We all need to understand what it costs to operate the building, not just the cost to build. “Flat is Flat” – regular % of increase must be in keeping with the other departments of the town. The Committee has done an incredible job in securing the funding. The residents need to know the facts. Are there any hidden costs?

Andy Bodner stated how the Town built the Rec Center, and now they are having problems covering the operating expenses. Who will own the new Library building when it is built? The Library is its own entity. Is the Town’s investment of \$5 million secure? Has Fairfield County

Bank committed to the interest rate covering expenses until all the pledges are in? No, the rate is not yet set, but it will be a very generous rate. What pot will the finance costs come out of? They are not part of the \$20 million construction cost.

M. Kozlark suggested that there be two votes – one vote to send the \$5 million to referendum and then another vote as to the date of the referendum – February or May? The BOS can show their support by voting to approve the \$5 million referendum. B. Manners stated that the BOS expressed their support for the Town’s \$5 million contribution to the Library project two weeks ago. She prefers a May referendum. More voters turn out in May and they are then voting for the Library as part of the total financial package for the upcoming year. It is important that we provide an opportunity for as many residents to vote as possible. We will also then have time to have the revised operating budget in place. A. Bodner stated the need to have the revised operating budget in place. Are operating costs flat or subject to a different number? This needs to be set. B. Manners asked about the next four years out – will they find that they need more staff after all? The Police Department cannot hire an additional policeman nor can the Highway Department hire additional road crew. It is the BOS’s job to look at everyone’s needs.

R. Marconi commented on how the Library has raised these funds in hard economic times. This speaks volumes! Whether the referendum is in February/March or May is not going to change the numbers. Our concern is the number of staff. We do not want additional people hired. The increase in operating expenses each year has to be equal to what we are doing for the other departments in our town. P. Coffin stated how the Library wants the confidence of the Town moving forward.

R. Marconi stated how a referendum package has just been received from bond counsel. He read the proposed referendum wording. The residents have undertaken a sizeable project. The Library is a cornerstone of our community, just like our schools. He feels the BOS does have an obligation to move forward with this project.

Phil Lodewick stated that maintaining operating expenses at a certain percent makes a lot of sense. We can foresee 2014 and 2015, but where will we be in 2016, 17 and 18? We might need to come to the BOS sometime in the future. We have tried to show relatively contained costs for the near future. We did not realize that the BOS would be asking for numbers way out.

M. Kozlark stated that the \$150,000 extra cost for a delay in construction is an amount that should be taken into consideration. People can come out to vote in February or March as well as in May. We should not delay the vote just to hope for additional voters. We are asking for “flat” operating expenses and they hear us.

D. Masters stated that she does not see a reason for a vote. We need to have an amendment to the original contract with the Library. Currently there is a 75% contribution from the taxpayer’s for the Library’s operations based on a certain size of the building and certain operations. With this 70% expansion, there needs to be an amendment to the contract to keep the taxpayer’s contribution level flat. Perhaps the contribution percent from the town should go down. She realizes that one cannot foresee ten years out, but we do need to review the current contract and add an amendment. P. Coffin stated that if the Library has a compelling reason for something special, they want to be able to come to the BOS for consideration. A. Bodner stated how everyone supports this communication between the Town and the Library, but he still is concerned about how they are going to keep operating costs flat. He would like to see back-up for this proposal and not just an estimate. He also would like to know when does the Town release their \$5 million contribution? R. Marconi stated how approximately \$1 million still needs to be raised.

Perhaps people are holding back on their pledging waiting to see what the Town is going to do and when.

R. Marconi opened the discussion for comments from the public:

Hal Marcus, Sharp Hill Rd., stated that he does not ordinarily attend the BOS meetings. He accepts that the BOS is taking responsibility for their decisions. But he stated that he “does not see a level playing field”. What about the cost for a special referendum if it is held in February or March? That has not been discussed. He prefers a vote in May. The Town expects to vote in May, and a May vote will allow extra time to get all the answers.

Keith Miller states that we need to wait for all the answers before we vote. Negotiate first and agree later is the best approach. Let’s get all the details of the operating agreement worked out first.

Sue Bricker stated that she has been a Ridgefield resident for 40 years. It is time! We have heard for years that the Library is ADA non-compliant. 1200 people use the Library every day. It is the most used and smallest facility of its peers. The Library plays a central role in our community. It is time for us all to stand up and support the Library.

William Osgood would like to see a vote for the \$5 million from the Town and then work out all the other details. It will show the good faith of the Town and will help the Committee continue to raise dollars. Other departments in the Town cannot foresee expenses ten years ahead.

R. Marconi stated how the BOS wants full transparency. The public needs to be fully informed. The BOS needs to review again the agreement with the Library so we all understand who is paying for what in the future. Let’s see if we can’t do this as quickly as possible. M. Kozlark asked how are we going to modify the amendment? Who is going to do it? Should there be a timetable for this? How do we get to a “meeting of the minds?” R. Marconi responded that we need to sit with representatives from the Library Board and go from there. R. Marconi stated how this agreement has worked well for the past 28 years. He does not think that an amendment or updating of the agreement will be a massive undertaking. He will set up a meeting with the Library Board this week and see if we cannot come up with a draft agreement. D. Masters stated that she would be willing to consider an earlier referendum date than May if a revised operating agreement is in place. R. Marconi asked P. Coffin why a May referendum would delay a shovel in the ground in July? Mr. Coffin responded that the expense of figuring out the details of the drawings cannot be incurred until the referendum has passed. The project has to be approved before the Library can incur construction charges. From May to July is too short a time period to have all this happen.

M. Kozlark moved and R. Marconi seconded a motion to approve the Resolution appropriating \$5,000,000 for the Town’s grant to the Ridgefield Library Association for the expansion of the Ridgefield Library and authorizing the issuance of \$5,000,000 bonds of the Town to meet said appropriation and pending the issuance thereof the making of temporary borrowings for such purpose. Motion passed 5-0.Affordable Housing

6. Moratorium Discussion

R. Marconi read the January 11, 2012 letter received from Robin A. Kahn, of Cohen and Wolf, regarding the Town of Ridgefield’s application for Affordable Housing Moratorium. In this letter, Ms. Kahn details the tasks she will perform and what her charges will be. R. Marconi indicated that her expenses will come from the “legal line”. She has worked directly in the past with Betty

Brosius, Ridgefield's Director of Planning. Ms. Kahn is very capable and versed in the affordable housing statute. She is reviewing all Ridgefield's relevant material. Ridgefield currently has two affordable housing cases in court.

R. Marconi reviewed the history of Ridgefield's affordable housing compliance. He stated that this is a "very difficult statute". It is one that plagues every non-city municipality in Connecticut. He commented on the judge's ruling that affordable housing does not override the need for watershed open space. This was a very welcome ruling. The affordable housing statute provides for approval of an application, and the municipality then has to show why the application should be denied. Affordable housing has to be deed restricted housing, which is in effect for 40 years. This length of time is a deterrent to many property owners.

D. Masters stated how it had been previously suggested that Ridgefield provide a tax incentive to property owners to have their property deed-restricted as affordable housing. What would be the steps to make this happen? R. Marconi replied that he will invite Al Garzi, Ridgefield's Tax Assessor, to come to the next BOS meeting and inform the Board as to the number of accessory apartments in town. How many of these accessory apartments were built without permits?

Herb Nook, 520 Main St., representing "Grow Ridgefield Together", a citizens group that cares about the development of Main Street, commented on the group's approach to reach out to Ridgefield residents and inform them of this affordable housing situation. They have started a petition to put the issue of affordable housing back in the hands of elected officials. They are a tax deductible organization and welcome the support and contributions of Ridgefield residents. Mr. Nook commented on how they are "here to help". They are particularly concerned about the development of N. Main St. R. Marconi commented on how too much development on N. Main St. could well result in sewer issues.

Dom D'Addario, Tanton Hill Rd., asked about the timetable for submitting the affordable housing moratorium application. Why was this application not submitted earlier? R. Marconi responded that we needed to have the required percent of affordable housing to be eligible for the moratorium. The next step is to hear back from Robin Kahn after she has completed her research.

7. Resolutions: Arts Council Grant, Danbury Road STEAP Grant, LED Light Conversion Grant

Arts Council Grant – This requested grant contract and resolution is a follow-up to the December 19, 2011 letter received by Alison Greeley, Chairman of the Ridgefield Arts Council, that at the December 12, 2011 meeting of the Advisory Committee of the Department of Economic and Community Development (DECD), the Ridgefield Arts Council was awarded a matching grant for fiscal year 2012 from the Local Arts Agencies Cultural Leadership Program in the amount of \$9,175.00 to support the program's criteria of Cultural Leadership, responsiveness to the Community and Management and Organization Health through services and programs offered to the field.

D. Masters moved and A. Bodner seconded a motion to approve the Resolution authorizing the First Selectman of the Town of Ridgefield, Rudy Marconi, to make, execute, and approve, on behalf of the Town of Ridgefield, a certain Contract with the State of Department of Economic and Community Development for a grant from the Local Arts Agencies Cultural Leadership Program to support the program's criteria of Cultural Leadership, Responsiveness to the Community and Management and Organizational Health through services and programs offered. Motion passed 5-0.

Danbury Road STEAP Grant – This grant provides \$250,000 for the Route 35 Streetscape Project.

D. Masters moved and B. Manners seconded a motion to approve the Resolution relative to the conditions and prerequisites for State Assistance imposed by C.G.S. 4-66g; and, that the filing of an application for State financial assistance by the Town of Ridgefield in an amount not to exceed \$250,000 is hereby approved and that Rudolph P. Marconi, First Selectman, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an assistance Agreement with the State of Connecticut for State financial assistance if such an Agreement is offered, to execute any amendments, decision, and revision thereto, and to act as the authorized representative of the Town of Ridgefield. Motion passed 5-0.

LED Light Conversion Grant – This grant enables the continued conversion of the High School parking lot lighting. The lights are not only brighter, but also reduce the electric cost by 34%. The plan is to put some of the lighting on motion sensors so they do not all need to be on all the time. CL&P has not yet approved the new street lighting – they say the new lighting is not “yet to their satisfaction”.

M. Kozlark moved and D. Masters seconded a motion to approve the Resolution that First Selectman, Rudy Marconi, of the Town of Ridgefield be, and hereby is authorized to execute and file grant applications, contracts, and agreements on behalf of the Town of Ridgefield with the State of Connecticut under the Department of Energy and Environmental Protection Energy Efficiency and Conservation Block Grant, Municipal Quick Spend Energy Efficiency and Conservation in an amount not to exceed \$100,000.00 and to execute on behalf of the Town of Ridgefield all applications, instruments, contracts, and documents and accept payments and do all other things that may be necessary for state grants for Municipal Parking Lot Light LED Conversions and to file applications for or conduct any other energy related programs or projects eligible as may be available. Motion passed 5-0.

8. Lyme Disease Task Force Lecture Resolution

Karen Gaudian came forward to represent the Ridgefield Lyme Disease Task Force. The Lyme Disease Task Force is once again planning a Spring seminar at West Conn, which is scheduled for May 22, 2012. The contract and other documents must be approved and signed by the BOS. The Town will not incur any expenses for the event. Exhibit space donations to the Task Force offset all expenses.

Ms. Gaudian was asked about the Yale spraying study in which Ridgefield was one of the participants. The Task Force is just starting to get information back. The data received is still being tallied. Only a preliminary report is being prepared so far.

A. Bodner moved and D. Masters seconded a motion to approve the Resolution that the First Selectman, Rudy Marconi, be and hereby is authorized to make, execute and approve on behalf of the Town of Ridgefield, any and all contracts or amendments thereof with Western Connecticut State University for the May 22, 2012, Ridgefield Lyme Disease Task Force Lecture. Motion passed 5-0.

9. Selectman’s Report

Nothing to report.

10. Approval of Meeting Minutes: 1/4/12 Special Mtg.; 1/4/12 Regular Mtg.

A. Bodner moved and D. Masters seconded a motion to approve as written the minutes of the January 4, 2012 Board of Selectmen Special Meeting. Motion passed 5-0.

M. Kozlark moved and A. Bodner seconded a motion to approve as amended the minutes of the January 4, 2012 Board of Selectmen Meeting. Motion passed 5-0.

Andy Bodner moved and M. Kozlark seconded a motion to adjourn the Board of Selectmen Meeting at 10:50 p.m. Motion passed 5-0.

Respectfully submitted,

Janet L. Johnson