

BOARD of SELECTMEN MEETING – NOVEMBER 3, 2010

TOWN HALL/LARGE CONFERENCE ROOM – 7:30 P.M.

REVISED/APPROVED 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, B. Manners, D. Masters

Absent: J. Plock

Agenda

1. Bill Reynolds, Building Official Reappointment
2. Youth Commission Reappointments
3. Housing Authority Member Reappointment – Ann Morrisroe, Resident
4. Ridgefield Volunteer Fire Department Halpin Lane Lease—SS7-163e
5. Ridgefield Arts Council: Annual Presentation, Grant Application Resolution
6. Ridgefield golf Course Concession Lease Renewal
7. Approval of Tax Refunds
8. Selectman's Report
9. Approval of Meeting Minutes (9/1/10-Special, 10/20/10, 10/28/10-Special)

R. Marconi called the BOS Meeting to order at 7:30 p.m.

1. Bill Reynolds, Building Official Reappointment

Bill Reynolds, Building Official, came forward to express his support for his reappointment for an additional four-year term. Mr. Reynolds commented on how it is “unusual times” – there have been a few requests for commercial projects, but not much. Boehringer Ingelheim is considering a couple of big projects, but nothing set. There is nothing to forecast – everyone is very reserved. Mr. Reynolds does a monthly report and gives R. Marconi a copy. There have been 4 permits for single-family residences. There used to be 25 to 30 such permits/year. It is not a good time to increase fees. If fees are stable, residents will come for permits. Mr. Reynolds indicated that “we do not want to drive renovation projects under cover to avoid the permit fees”.

Andy Bodner asked if there is a discrepancy between the estimated cost for construction and the taxable value upon completion? Mr. Reynolds stated that is often the case but he does not know how to resolve this. The permit fee is based on the square ft. value from the plans. If the fee were to be based on the building contract, then one would have to deduct landscaping and other extras included in the contract cost. It would take time to do this and might not be cost effective. He commented on how they try to move the plans as quickly as possible so the project can commence.

Andy Bodner moved and B. Manners seconded a motion to reappoint Bill Reynolds as Building Official for an additional four-year term. Motion passed 4-0.

2. Youth Commission Reappointments

R. Marconi indicated that emails and requests have been received from Jeff Bonistalli, Denise Dammer-Qualey, John Katz, Ruth Leibowitz, and Frank Orzechowski expressing their interest in reappointment to the Youth Commission. A. Bodner asked if their attendance at Youth Commission meetings has been checked? R. Marconi responded that the meeting minutes would need to be checked for attendance, but he believes they have all been active members.

D. Masters moved and B. Manners seconded a motion to reappoint the following individuals to an additional two-year term on the Youth Commission thru 7/01/12: Jeff Bonistalli, John Katz, Denise Dammer-Qualey, Ruth Leibowitz, and Frank Orzechowski. Motion passed 4-0.

3. Housing Authority Member Reappointment—Ann Morrisroe, Resident

Ann Morrisroe's membership as representative from Ballard Green to the Housing Authority expired on October 31, 2010. R. Marconi stated that Ms. Morrisroe does a good job.

D. Masters moved and B. Manners seconded a motion to reappoint Ann Morrisroe, Representative from Ballard Green, to the Housing Authority for an additional five-year term, effective November 1, 2010. Motion passed 4-0.

4. Ridgefield Volunteer Fire Department Halpin Lane Lease—S7-163e

R. Marconi indicated that the previously scheduled Public Hearing relative to the Ridgefield Volunteer Fire Department Halpin Lane Lease was cancelled for this evening. Town Counsel David Grogins has informed the BOS that CT state statute requires two notices in the press for upcoming public hearings: (Sec. 7-163e Public Hearing on the sale, lease or transfer of real property owned by a municipality—*“Notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the real property that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing.”* Notices will appear in both the *Ridgefield Press* and the *News Times*.

D. Masters moved and B. Manners seconded a motion to set a Public Hearing for November 17, 2010, and a Town Meeting on December 1, 2010, both at 7:30 P.M., Town Hall Large Conference Room, 400 Main St., Ridgefield, CT regarding the Ridgefield Volunteer Fire Department Halpin Lane Lease – SS 7-163e. Motion passed 4-0.

5. Ridgefield Arts Council: Annual Presentation, Grant Application Resolution

Alison Greeley, Chairman of the Ridgefield Arts Council came forward to meet with the BOS. She indicated the Council's desire to provide their annual report as part of their annual budget request for funding. The Council received approval last year for a two-year grant. They will be receiving the 2010 portion of \$9,175 shortly from the Connecticut Commission on Culture & Tourism (CCT), the Local Arts Agencies Cultural Leadership Program. Payment will be made upon receipt of the requested Resolution signed and submitted by Rudy Marconi, First Selectman.

B. Manners moved and A. Bodner seconded a motion to authorize Rudy Marconi, First Selectman, to make, execute, and approve, on behalf of the Town of Ridgefield, a contract with the State of Connecticut Commission on Culture & Tourism, to obtain a grant from the Local Arts Agencies Cultural Leadership Program. Motion passed 4-0.

6. Ridgefield Golf Course Concession Lease Renewal

Ed Tyrrell, Chairman of the Golf Course Committee, was present to express the Golf Committee's desire for a renewal of the five-year lease with EDJ Restaurant Group, Inc. to operate the restaurant on the second floor of the Club House at the Ridgefield Golf Course, 545 Ridgebury Road, Ridgefield, CT.

R. Marconi indicated that a letter had been received from the President of the EDJ Restaurant Group requesting the right to exercise their option to renew for an additional five-year term. They are now paying the full rent as the charge for the equipment has been paid. B. Manners asked Mr. Tyrrell if the Golf Committee is happy with EDJ's quality and service? Mr. Tyrrell responded that EDJ does an "adequate job". The weekend golfers are more than happy. Some of the seniors and weekday women

golfers are not as happy. EDJ does try to address complaints and there have been no alcohol problems this year.

B. Manners moved and D. Masters seconded a motion to agree to EJD Restaurant Group, Inc.'s request to extend their concession agreement at the Ridgefield Golf Course for an additional five-year term thru December 31, 2015, per their option to do so. Motion passed 4-0.

7. Approval of Tax Refunds

- **Andy Bodner moved and D. Masters seconded a motion to approve the 10/27/10 request from Tax Collector Jane Berendsen-Hill for refunds totaling \$11,707.10. Motion passed 4-0.**

8. Selectman's Report

- Branchville Train Station Parking Passes – Tier 3 passes have now been distributed. There are 5-10 names on the waiting list. It is anticipated that commuters from Redding will return to parking at the W. Redding station once the passes become effective. This should open up some additional parking spots for those on the waiting list.
- Magdalena Fincham has resigned from the EDC. R. Marconi read the letter received from Ms. Fincham. The BOS agreed to advertise as well as interview recent applicants.
- The BMW building project is a sizeable investment of \$8 million. The owner has requested a tax credit if possible. R. Marconi indicated that when the tax abatement for Boehringer Ingelheim was initiated, it was with the understanding that a precedent was not to be set for future abatements. D. Masters expressed her desire for “a look at the situation”. An incentive for commercial development to invest in Ridgefield is worth a great deal. R. Marconi will refer this issue to the EDC for their consideration.
- Reminder – the December BOS meeting date has been changed to December 1st.

9. Approval of Meeting Minutes (9/1/10-Special, 10/20/10, 10/28/10-Special)

A. Bodner moved and D. Masters seconded a motion to approve as written the minutes of the September 1, 2010 Board of Selectmen Special Meeting. Motion passed 4-0.

A. Bodner moved and B. Manners seconded a motion to approve as written the minutes of the October 20, 2010, Board of Selectmen Meeting. Motion passed 4-0.

A. Bodner moved and D. Masters seconded a motion to approve as amended the minutes of the October 28, 2010 Board of Selectmen Special Meeting. Motion passed 4-0.

D. Masters moved and B. Manners seconded a motion to adjourn the Board of Selectmen Meeting at 8:10 p.m. Motion passed.

Respectfully submitted,

Janet L. Johnson