

BOARD of SELECTMEN MEETING – FEBRUARY 7, 2006

TOWN HALL/LOWER LEVEL 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, J. Plock

AGENDA

1. Golf Course Concession Agreement Review
2. Budget Discussion

R. Marconi called the meeting to order at 7:32 p.m.

1. Golf Course Concession Agreement Review –
Present to discuss the Golf Course Concession Agreement were David Grogins, Town Counsel, Frank Sergiovanni, Golf Club Director, and Jay Saks and Carol Ancona, members of the Golf Committee.

The draft agreement was reviewed by Board members and the Golf Course representatives. It is a concession license agreement and not a lease. The agreement provides Frederick J. Zivic the exclusive right to operate the Restaurant on the second floor of the Club House at the Golf Course for a period of five (5) golf seasons beginning on the day following the date upon which the agreement is approved by the Ridgefield Board of Selectmen and terminating on December 31, 2010. Mr. Zivic, as Concessionaire, shall pay Ridgefield a concession/licensing fee for the Concession in the amount of \$12,000.00 for the period terminating 12/31/06. Thereafter the concession/licensing fee shall be increased each season as per the terms of the Agreement.

B. Manners suggested the insertion of an “option to renew” clause based on good faith negotiations between September 30 and December 31st, 2010, with a written notice of the desire to renew presented to the Board of Selectmen ninety days prior to the expiration date of the agreement. If the Concessionaire does not wish to renew, the notice of such needs to be made ninety days prior to the termination of the agreement.

The pay-back is to cover only start-up out-of-pocket expenses which are to be itemized on Schedule B, with bills of sale provided. Upon completion of the pay-back, the Town of Ridgefield will own the equipment. The Concessionaire cannot have a lien on this equipment.

The Concessionaire is allowed to serve beer and wine. He may apply for a full liquor license if he chooses to do so. He may sell “other sundry products” as approved by the Golf Committee, but not products in competition with those sold at the Pro Shop. The Restaurant is to be operated as a No-Smoking facility.

A provision needs to be made requiring open hours thirty (30) minutes in the morning prior to the weekly lottery for tee times.

The Town of Ridgefield is responsible for structural repairs and structural maintenance. The Town pays for heat, air conditioning, and hot water. The Concessionaire will be responsible for the electricity. A meter will be necessary to cover the lighting only.

The agreement needs to provide a procedure for termination of the lease if the terms of the agreement are not met or for “just cause”.

Andy Bodner suggested a provision in the agreement whereby the Town will not be liable for more than the cost of the original equipment as set forth in Schedule B. The Concessionaire is to provide insurance on the equipment detailed in Schedule B whereby the Town of Ridgefield is listed as beneficiary on the required certificate of insurance. The Town of Ridgefield is the “loss payee”.

D. Grogins will make the suggested changes on the proposed agreement and bring it back to the Golf Committee and the Board of Selectmen for their approval.

A bid of \$22,000 has been received for repair of the septic. If emergency capital expenses become available, a redo of the men’s bathroom is desired. J. Wahlberg indicated if there are funds available from the utilities and winter sand funds, a transfer from contingencies may be possible.

Frank Sergiovanni indicated that the ground is currently “frost-free” and he has someone who could do the septic repair immediately. Piping needs to be replaced, but the basic septic system is OK. The Golf Course cannot be opened prior to repair of the septic, nor can the new kitchen be installed. May he authorize this repair prior to receiving an approval for allocation of the funds? A request can be made to the Board of Finance to call an emergency meeting the consider expenses requested by the Golf Committee prior to their next regularly scheduled meeting on February 21st. **D. Masters moved and B. Manners seconded a motion to allocate funds up to \$25,000 from Contingency for the purpose of repairing the septic system for the Golf Course as required by the Ridgefield Department of Health and to refer approval of such to the Board of Finance. Motion passed 5-0.**

2. Budget Discussion –

J. Wahlberg, Town Controller, passed out copies of the Proposed Budget, Fiscal Year 2007, 2/6/06 edition, and a memo detailing the October 1, 2005 Grant List. The New Grand List is an increase of \$51,231,266 in assessed value or 1.25%.

R. Marconi pointed out that four of the largest departments – Fire, Police, Highway, and Parks & Recreation – have requested about twelve additional employees in total; he is suggesting the elimination of all requests except one – the Fire Department new hire as required by the union contract. J. Plock indicated that she had also reviewed the proposed budget and she added up 13 additional employee requests in total – some are part-time position, totaling at least \$602,000.

Community Grants – Page 11 reviewed

The VNA is requesting \$200,000 The VNS received \$42,500 for 2004/05 and 2005/06. R. Marconi will meet with Jane Fields on 2/13 to review the VNA budget requests. They are a wonderful privately-operated organization, but this request is a large jump. The BOS would

like to know what their financials are; their restructuring has occurred; they are “eating away at their endowment”. Perhaps they need a medical attachment. Ridgefield does not have a hospital as Danbury has. Perhaps the BOS could help the VNA “get attached”. If they want a significant increase in grant dollars, then the BOS has the right to ask financial questions.

Andy Bodner commented that the VNA is a “serious organization” to the Town. They do provide a lot of services and do have fundraisers. We do not want this organization to “wither away”. Perhaps we could forgive their rent for a year. Their rent is \$82,000/year. What is their case load? How does this compare to Danbury’s case load?

Founder’s Hall – is requesting \$100,000. J. Plock indicated that her initial response is “no”. There are a lot of seniors also from New York State using the facility. Out-of-town users should be charged for parking. The middle lot should be reserved for Ridgefield residents. She suggests a cut to \$20,000, the same amount granted for the current year.

Hart Bus – Leave for now

Women’s Center – Cut to \$8,000 – the amount granted for 2004/05.

Mamasasco Lake – D. Masters to research what they do need.

Literacy Volunteers – Return to \$1,000 – the same as for 2005/06.

Chamber of Commerce – Requesting \$19,000 (\$4,000 for celebrations; \$19,000 for Tourism Center). Need to know why this request – suggest a meeting. Perhaps after this budget session, they could come to a BOS meeting and show their plans – do not want to pay for staff.

Ability Beyond Disabilities – Requesting \$7,285 – shall grant them this amount.

Suggest the following:

Shelter of the Cross	\$500 (2004/05 amount)	
Ann’s Place	\$1500 (2004/05 amount)	
Holiday Trust Fund	\$1500 (2004/05 amount)	
Welcome to Ridgefield	\$1500	
Norwalk River Watershed	\$1,000(2004/05 amount)	
Ridgefield Symphony	\$500 (2004/05 amount)	
March to Victory – Rochambeau’s celebration next July		\$2,000
Ridgefield Chorale	Zero	
Ridgefield Playhouse	Zero	
Ridgefield 300 th Anniversary	\$750	
SW Conservation District	Zero	
Housatonic Valley Assoc.	Zero	

R. Marconi – inquired, “What are our targets? The Board should have a goal in mind. What would we feel comfortable bringing to the taxpayers.” Andy Bodner replied that he would like to see the numbers at a 4.5% increase – no higher. He inquired as to the proposal for roads this year – big numbers on the capital side?

Will review capital requests at budget meeting on 2/8/06 – 7:30 p.m.

Commissions/Committees – Page 9 reviewed

Cemetery Restoration – cut to \$15,000

Youth Service Bureau - Do not confuse with Kids in Crisis – two different organizations. This should be part of the Board of Education’s budget.

Economic Development - \$ 2,500. Andy Bodner expressed a desire to put more dollars into economic development. He suggests \$10,000 to make a serious statement about the Board’s commitment to business development. It was decided to leave at \$2,500 until the new Economic Commission is set up.

Ridgefield Arts Council – Back to \$2,000

This year conveyance fees stayed high; anticipating a surplus; ending up with about \$2500 extra. It is suggested that this amount not be put into fund balance, but to do so would have to be approved by the Board of Finance and a Town Meeting. The possibility of a self-insurance plan for the Town is being looked at.

J. Plock moved and D. Masters seconded a motion to adjourn the Board of Selectmen Meeting at 10:15 p.m. Motion passed 5-0.

Respectfully submitted,

Janet L. Johnson