

BOARD of SELECTMEN MEETING – FEBRUARY 28, 2007

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, D. Masters, J. Plock

Absent: B. Manners

Special Town Meeting

A Special Town Meeting will be held on February 28, 2007, 7:30 P.M., Town Hall Large Conference Room, 400 Main Street, Ridgefield, Connecticut to act on: The proposed lease of the Town of Ridgefield-owned property at 60 South Street to the Ramapoo Rifle and Revolver Club, Inc.

Board of Selectmen Meeting Agenda (immediately following Town Meeting)

1. Water Main Extension Ordinance – Set Public Hearing & Special Town Meeting Date
2. Historic District Commission Ordinance Change; Reappointment of Leslie Ide
3. Police Department Feasibility Study
4. 20% by 2010 – CT Clean Energy Fund – RACE
5. Virginia Roebuck Lease at Richard E. Venus Building
6. FY2006 Homeland Security Grant Program Memorandum of Agreement
7. Boehringer Ingelheim Tax Abatement Agreement
8. Selectman's Report

R. Marconi called the Special Town Meeting to order at 7:30 P.M. Minutes of the Special Town Meeting under separate cover.

R. Marconi called the Board of Selectmen Meeting to order immediately following the Special Town Meeting.

1. Water Main Extension Ordinance – Set Public Hearing & Special Town Meeting Date – The ordinance will set up a procedure going forward governing water mains. The properties along Acre Lane need to be connected to the Town of Ridgefield water main as their water supply is contaminated by uranium.

J. Plock moved and A. Bodner seconded a motion to schedule a Public Hearing and Town Meeting on March 21, 2007 relative to the proposed Water Main Extension Ordinance. Motion passed 4-0.

2. Historic District Commission Ordinance Change; Reappointment of Leslie Ide
Phillip Esser, Chairman of the Historic District Commission and Leslie Ide, former Chairman, came forward to discuss the proposed ordinance change. The Historic District Commission is requesting a change in Article 1, Section 6.5b, Chapter 6, Historic Districts, proposing an extension from sixty (60) to sixty-five (65) days in which the Commission must act on an ordinance. The reason for this is because they meet monthly and some months consist of more than thirty days. **J. Plock moved and D. Masters seconded a motion to schedule a Public**

Hearing and Town Meeting on March 21, 2007 relative to the proposed Historic District Commission Ordinance change, Article 1, Section 6.5b, Chapter 6, Historic Districts. Motion passed 4-0.

Leslie Ide is familiar to many members of the Board of Selectmen in her past years of very active work with the Historic District Commission, and most recently as Chairman. She welcomes the opportunity to continue her service to the Commission for another five year term. **D. Masters moved and J. Plock seconded a motion to reappoint Leslie Ide for an additional five year term on the Historic District Commission, effective January 1, 2007. Motion passed 4-0.** Ms. Ide was thanked for her years of dedication to historic preservation in Ridgefield.

3. Police Department Feasibility Study –

The following individuals came forward to discuss the Police Department's options relative to the redo of their current building: Police Chief Richard Ligi, Police Major John Roche, Charles Fischer, Ridgefield Town Engineer, Police Commissioner George Kain, and Rick Zini, AIA Associate with DCA Architects/Planners, LLC. The Feasibility Study recently conducted by DCA Architects concerned the proposed elevator and partial redo of the current Police headquarters. The third floor locker rooms need to be redone and brought up to handicapped code, but this would not result in an increase in total available space. This Feasibility Study is a very thorough study and the redo of the third floor can be done, but the problems are many and costly – structural problems and a lot of electrical and plumbing needs. The Police Headquarters is a twenty-four hour facility that needs to be functional while construction is going on. The 2002 ZBA approval was for an addition to the building. The thought now is to do this addition and if Phase 2 is approved, Police Headquarters could move into this new addition while the current building is being under construction. The end result would be additional space which may be sufficient for up to fifteen to twenty years. The estimate to do detailed drawings for such a plan is \$450,000. Chief Ligi is now asking for approval of this \$420,000 and will return at a later date for construction dollars when the amount needed is ascertained.

Andy Bodner indicated that \$85,000 has just been spent for this Feasibility Study with the result stating that there would not be a sufficient increase in useable space. He feels that this was evident prior to the Feasibility Study. He does not want to spend \$450,000 on detailed drawings unless it is known that for sure this is the way to go and that these drawings will be used. Rick Zini replied that the purpose of the Feasibility Study was to see if the Police Department could stay within the present structure; part of the problem is the roof line which interferes with additional useable space on the third floor. The new basement area in the proposed additional self-standing building would provide ample space for new locker rooms.

Chief Ligi responded that the first phase of construction is the addition and the second phase would be providing for proposed central dispatch.

D. Masters indicated concern about the weight of HVAC and electrical equipment on the third floor.

Rick Zini stated that the current building doesn't meet State health practice rules; the building is below current code standards and not ADA compliant. Once any redo is started, then the building has to be brought up to code.

J. Plock inquired as to the possibility of reconfiguring the present building, if any. Mr. Zini replied that once the Police Department occupies the new addition, they can then get in and redo

the electrical setup, etc. in the old building without interfering with daily Headquarter operations. The third floor can be renovated, but just to provide extra offices – not for locker rooms.

C. Fischer requested that the BOS approve the dollars to proceed with the drawings needed for the self-standing addition of 7246 sq. feet and the connection of this building to the existing old building in the basement. These plans are necessary to secure bids and move forward. The plans will also then be presented to Planning & Zoning for their approval.

Andy Bodner inquired as to the estimated cost of building this addition. The estimate for Phase 1 is \$5 to 5 ½ million, secure a grant of \$600-700,000 for the elevator and make the old building ADA compliant.

R. Marconi indicated a desire to secure more information about the estimated cost of \$450,000. He would like for C. Fischer to research this estimated cost in detail and report back. Money should not be spent on plans and then not have the plans used.

One thought – Can an advisory question be placed before the voters on their willingness to pay for this project when they vote in May on the referendum? Town Counsel would write this question? The project also needs to go before Planning & Zoning & AAC as the historic significance of the original building needs to be retained. Nothing would start until after the referendum? July 1st could be the start date? Should a Town Meeting vote be held about the \$420,000? Communication is key – the public needs to be aware of the problems and possible solutions. How about an Open House Day at the current Police Headquarters so the citizens can understand what are the real needs?

John Katz, Ridgebury Rd – stated that the current Police headquarters is below State standards; the public cannot vote against this.

4. 20% by 2010 – CT Clean Energy Fund - RACE

The following individuals came forward to discuss the proposed 20% by 2010 – CT Clean Energy Fund: Keri Enright of Smart Power, Jim Leahy, of RACE, Christine Lodewick of the League of Women Voters, Meredith Ward of the Ridgefield Garden Club and Jay Whelan of RACE.

This is a program with the goal of a fossil-fuel alternative energy usage of 20% by the year 2010, both by towns and individual resident households. Keri Enright provided a history of Smart Power, a non-profit organization dedicated to the reduction of energy usage and a commitment as stewards for the environment. Thirty-nine municipalities in Connecticut have signed-on and passed a formal resolution in support of 20% clean energy by 2010. Individuals can sign up by completing the form enclosed with their household CL&P invoice. The first step is for the Town of Ridgefield to pass a resolution indicating their dedication to the clean energy reduction goal. R. Marconi will check on the cost estimate for the Town based on the municipality's current energy usage. It is felt that it is important for the BOS to set an example.

R. Marconi read the proposed resolution, “A Resolution of the Ridgefield Board of Selectmen in Support of 20% Clean Energy by 2010” as follows:

***WHEREAS**, by meeting the goals of 20% by 2010, Ridgefield can begin to address the problems resulting from global warming; and*

WHEREAS, greenhouse gas emissions can be reduced in a cost-effective manner that enhances economic development by applying currently available energy efficiency technologies and such renewable energy programs as Ridgefield and many towns have implemented that save money, create jobs and strengthen local economies; and

WHEREAS, clean energy resources – such as wind and solar energy – constantly replenish themselves, do not cause the buildup of global warming gases and health-damaging pollutants, and if properly managed, will be available to serve our energy needs forever; and

WHEREAS, the 20% by 2010 campaign is a Connecticut not-for-profit initiative that has undertaken efforts to encourage community action in support of putting Connecticut's customers on a path to having 20% of their electricity supply come from clean, renewable energy sources by the year 2010.

NOW, THEREFORE, BE IT RESOLVED that the Town of Ridgefield commits to the goal of making at least 20% of its municipal energy purchases come from clean energy resources by the year 2010.

BE IT FURTHER RESOLVED that the Town create an entity such as a task force to research and make recommendations so that Ridgefield can reach the 20% by 2010 goal. The Task Force will investigate options for meeting that goal, including purchasing Renewable Energy Certificates (RECs) and/or on-site renewable energy installations, and will research funding opportunities.

BE IT FURTHER RESOLVED that the Board of Selectmen encourages all businesses, institutions and households within Ridgefield to adopt the goal of making at least 20% of their energy purchases come from renewable energy sources by the year 2010.

D. Masters moved and J. Plock seconded a motion for the Ridgefield Board of Selectmen to adopt the resolution in Support of 20% Clean Energy by 2010. Motion passed 3-0. A. Bodner recused himself due to a conflict of business interest.

J. Plock moved and D. Masters seconded a motion to recognize RACE (Ridgefield Action Committee for the Environment) as being the Ridgefield committee to oversee initiation of this resolution in Support of 20% Clean Energy by 2010. Motion passed 3-0. A. Bodner recused himself due to a conflict of business interest.

J. Katz, Ridgebury Rd. – requested “again” that the Board of Education turn off lights.

5. Virginia Roebuck Lease at Richard E. Venus Building –

D. Masters moved and A. Bodner seconded a motion to schedule a Public Hearing on 3/21/07 and a Town Meeting on April 11, 2007 relative to the proposed lease at the Richard E. Venus Building between the Town of Ridgefield and Virginia Roebuck. Motion passed 4-0.

6. FY2006 Homeland Security Grant Program Memorandum of Agreement -

R. Marconi read the proposed resolution as prepared by Barbara Serfilippi, Town Clerk. **J. Plock moved and D. Masters seconded a motion to authorize R. Marconi, First Selectman, representing the Town of Ridgefield, to sign the Memorandum of Agreement Between the**

State of Connecticut , Department of Emergency Management & Homeland Security, and the Town of Ridgefield regarding State Use of FFY2006 Homeland Security Grant Funding. Motion passed 4-0.

7. Boehringer Ingelheim Tax Abatement Agreement – Al Garzi, Town Assessor, came forward to discuss the tax abatements for Boehringer Ingelheim. They have started their expansion. Mr. Garzi reviewed the application for the abatement tied to the ordinance, the agreed-upon abatements, and the resultant tax income scenario. There will be five years of construction and each construction phase will require a new tax abatement application. The property is taxed until the Certificate of Occupancy is issued and then the abatement will kick in. Personal property taxes are also part of the abatement agreement. The current application deals with the daycare facility construction and the equipment for the daycare facility. The proposed tax abatement contract has been received back from Boehringer and is ready for BOS review. The changes are yellow highlighted. If Town Counsel and the BOS are satisfied with the contract wording, a Public Hearing and Town Meeting can then be scheduled. Once approved, the contract will be returned for R. Marconi's signature. \$300,000 in building fees have been received from Boehringer this year for just this first building phase.
8. Selectman's Report –
 - Residential building permits are coming in.
 - Invitation has been received to the Red & White Gala to benefit the American Red Cross
 - Weir Farm's maintenance facility is now going to be located at the Gilbert & Bennett location. They also may be moving their Artists in Residence program to the Gilbert & Bennett location which would be a disappointment to no longer have that program at the Ridgefield location.
 - Update on the Dairyland lease; Air Age will be completely out by March 24; Dairyland wants carpeting and painting to be done.

J. Plock moved and D. Masters seconded a motion to adjourn the Board of Selectmen Meeting at 10:20 p.m. Motion passed 4-0.

Respectfully submitted,

Janet L. Johnson