

**TOWN OF SOMERS
BOARD OF SELECTMEN
MINUTES - REGULAR MEETING
Monday, August 7, 2006
7:00 p.m.
Town Hall Conference Room**

1. Location of Emergency Exits: Not necessary, less than 100 in attendance.

2. Call to Order:

First Selectman David Pinney called the meeting to order at 7:00 p.m.

3. Members Present:

Selectmen David Pinney, Kathy Devlin and Ernie Allsup

Chuck DeSimone, Chris Buchholz, and Rick Cheney of Rockville Bank

Harvey Edelstein, Real Estate Diagnostics, Inc.

4. Pledge of Allegiance: A flag was unavailable.

5. Correspondence:

We received a letter from Cathy Butkus stating that she feels the increase in the Transfer Station sticker fee from \$10.00 to \$25.00 is unfair.

6. Citizen Comments: There were none.

7. Old Business:

7.1.1 Authorize the First Selectman to sign the Agreement for Scope of Service for initial design phase of library expansion

Tim Welch, Library Expansion Committee, said that the scope of work represents what the committee would like to have happen. He feels this bid was the best of those submitted and the architects have laid out a conceptual approach to the expansion. Kathy Devlin made a motion to authorize the First Selectman, David Pinney, to sign the agreement for scope of services for the initial design phase of library expansion. This motion was seconded by Ernie Allsup and unanimously approved.

7.1.2 To approve a resolution empowering the First Selectman to apply for a State Public Library Construction Grant and to execute a contract with the Connecticut State Library

Tim Welch said the committee is looking for a grant from the State of Connecticut. The maximum grant is for \$500,000. The committee is currently preparing for a referendum. Kathy Devlin made a motion to approve a resolution empowering the First Selectman, David Pinney, to apply for a State Public Library Construction Grant and to execute a contract with the Connecticut State Library. This motion was seconded by Ernie Allsup and unanimously approved.

David Pinney said he would need the documents to apply for the grant.

Kathy Devlin made a motion to change the order of the agenda and take up item 8.1 under New Business; seconded by Ernie Allsup and unanimously approved.

BOS Minutes

8/7/06

Page 2

8. New Business

8.1 WPCA - Public Sewers on Goodwin Drive - Jim Botellio

Jim Botellio, Chairman of the Water Pollution Control Authority (WPCA), said the upper part of Goodwin Drive has had three or four septic system failures and this area needs to be hooked up to the public sewer line that already exists.

Running a new septic line will cost between \$90,000 and \$108,000 and this proposal will have to be presented to the Board of Finance. The cost of the septic line would be totally reimbursed by the homeowners. The homeowner assessment will be about \$6,000 plus an annual user fee. This will affect 12 - 14 homeowners. The WPCA is looking for an endorsement from the Board of Selectmen.

It was the consensus of the selectmen to endorse this project that will go before the Board of Finance for approval.

The selectmen returned to item 7.3 of the agenda.

7. Old Business:

7.3 Elderly Housing Project - Housing Authority

Harvey Edelstein of Real Estate Diagnostics, Inc. has been contracted by the Housing Authority to do a feasibility study on developing affordable senior housing on the site near the Battle Street Cemetery. He has worked with the Housing Authority to address needs of Seniors who can not afford market rate homes in Somers.

There is federal funding available from Connecticut Housing Finance Authority but applications to CHFA are very competitive. Harvey also talked about renovating and enlarging the existing Woodcrest units.

Mr. Edelstein presented a site drawing of the Woodcrest Housing Expansion and did an in depth presentation of the entire project. There would be 69 units at 25% of median income plus 69

units at 50% of median income for a total of 138 units. There would be 64 one-bedroom units and 20 two-bedroom units. He feels a mixture of incomes would be a good thing. Low income would be the primary group. There would be 20 units of two bedroom townhouses that would be for up to 80% of median income.

Mr. Edelstein feels it is most important to go before the voters to see if they are in favor of proceeding with this project and then the town officials can make a decision to go forward.

David Pinney said town land would have to be transferred and this would require a town meeting. The Board of Selectmen voted to devote 13 acres of this parcel to this project.

BOS Minutes

8/7/06

Page 3

He feels the need is there for affordable housing - especially with units of 1,000 to 1,500 square feet of living space.

Harvey Edelstein warned that there are deadlines to be considered:

1. September 30, 2006 - need to submit the proposal to home loan bank
2. The tax credit application to CHFA has to be completed by the end of January, 2007.

David Pinney said we have to address the concerns of the Cemetery Committee. There is a person representing the firm that created the original cemetery plan coming in this Thursday to discuss the cemetery's long-term needs.

The representatives from Rockville Bank were asked their opinion of the plan. Chuck DeSimone said there are three areas where the bank would be involved:

1. federal home loan bank application
2. bring in other banks for the potential purchase of the 9% tax credits
3. construction financing.

All three bank officials agreed that they would support the town in any way that they can and felt that this is definitely a worthwhile project and would be a watershed event for the town.

Len Slaga said (1) we have driven down the rental rates (2) 9% tax credit funding is not easy to obtain (3) market study has shown there is a real need for low income housing in Somers. This is an opportunity to move forward. The town's Plan of Conservation and Development has recommended this type of development for the town. Also, the State supports what the town is proposing to do.

Several citizens in attendance indicated their approval of the proposed project stating that this is long overdue for the elderly of Somers.

The Housing Authority has already signed a resolution to go forward for project development funding of this project.

Harvey Edelstein said the next step is to sign a contract within the next few weeks with his firm to do the development of this project. His firm will handle every phase of this project from its inception right down to the rental of the units.

David Pinney said the selectmen will proceed with seeking a commitment of the land to this project by means of a town meeting to verify that we have citizen support for the project.

BOS Minutes

8/7/06

Page 4

7.2 Charter Revision Proposal Review

The Selectmen agreed that they need to develop a response to the Charter Revision's final report. The following changes were suggested:

Section 2.1(b) remove "or if no such person can be found within 30 days" and substitute "if the vacancy is not filled within 30 days".

Section 2.5(b), remove "if the person vacating an elective board was elected as a member of a political party, the vacancy shall be filled by a member of the same political party."
Change thirty days to sixty days.

Section 5.3, remove "or if no such is appointed within 30 days" with "If the vacancy is not filled within 30 days"

Chapter 5

Change "outside" to "non-elected" in both first and second paragraphs.

The Board would like to present these changes as one question on the referendum with wording similar to the following:

"to approve the changes as approved by the Charter Revision Commission and the Board of Selectmen" and then list the changes.

Ernie Allsup made a motion to approve the changes made by the Charter Revision Commission,

as amended; seconded by Kathy Devlin and unanimously approved.

David Pinney will have the Town Attorney finalize the language and get it back to the Town Clerk, Ann Logan, to be placed on the ballot.

7.4 Other:

Kathy Devlin asked about the court decision on Worthington Pond and was told that Dan Roulier could not have the tent but could serve alcohol provided there was no sale of alcoholic beverages.

David Pinney said he was not fully prepared to handle all of the end of the year transfers at this meeting and suggested having a special meeting to approve these transfers and also the authorization of scheduled payments. It was the consensus of the Board to schedule a special Board of Selectmen's meeting for Wednesday, August 9, 2006, at 6:30 p.m. in the Selectmen's Conference Room.

At the request of First Selectman David Pinney, Ernie Allsup made a motion to authorize David Pinney to sign a contract with Eco/Springfield, LLC; seconded by Kathy Devlin and unanimously approved.

BOS Minutes

8/7/06

Page 5

David Pinney reported that quite a few people are interested in serving on the Somersville Planning Committee. We still need a member appointed from the Planning and Zoning Commissions as well as the Economic Development Commission. David Pinney will do a little background check on the people who have volunteered to be committee members. It was suggested that the size of the committee be kept to seven members.

11.1 Tax Refunds:

Ernie Allsup made a motion to approve tax refunds as submitted by the Tax Collector in the amounts of \$4,377.25, \$52.41, \$421.60 and \$281.23. This motion was seconded by David Pinney and unanimously approved.

12. Approval of Minutes:

12.1 BOS Minutes of 7/10/06 -Motion made to approve by Kathy Devlin, seconded by Ernie Allsup and unanimously approved.

12.2 Sp. BOS Minutes of 7/13/06 - Motion made by Ernie Allsup to approve, seconded by Kathy Devlin and unanimously approved.

12.3 Sp. BOS Minutes of 7/17/06 - Motion made by Ernie Allsup to approve, seconded by David Pinney. The vote was (2) approvals; (0) denials; (1) Abstention - Kathy Devlin. The motion passed.

12.4 Sp. BOS Minutes of 7/19/06 - Motion made by Ernie Allsup to approve, seconded by David Pinney. The vote was (2) approvals; (0) denials; (1) abstention - Kathy Devlin. The motion passed.

12.5 Sp. BOS Minutes of 7/20/06 - Motion to approve made by Kathy Devlin; seconded by Ernie Allsup and unanimously approved.

13. Board of Selectmen Remarks

13.1 Update from First Selectman - nothing further was discussed.

13.2 Other:

Kathy Devlin said she would be traveling from August 29, 2006 through September 8, 2006 and would be unavailable for meetings. Ernie Allsup also stated that he would be unavailable for the next BOS meeting scheduled for August 21, 2006.

Kathy Devlin asked if we could schedule a town meeting prior to August 29, 2006. David Pinney said he needs to wait until his meeting with the Cemetery Committee before he can schedule the town meeting.

14. Citizen Comments: There were none.

15. Adjournment:

The meeting adjourned by unanimous consent at 10:20 p.m.

Respectfully submitted,
Connie Carenzo, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.

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