

**TOWN OF SOMERS
BOARD OF SELECTMEN
MINUTES – REGULAR MEETING
Monday, November 27, 2006
7:00 p.m.
Downstairs Conference Room**

1. Location of Emergency Exits: not necessary, less than 100 attending

2. Call to Order:

First Selectman David Pinney called the meeting to order at 7:03 p.m.

3. Members Present:

Selectmen David Pinney and Kathy Devlin

4. Pledge of Allegiance: A flag was not available.

5. Correspondence:

The Board received an invitation from the Somers Fire Department to attend a memorial service for Craig Arnone on December 9, 2006 at 9:00 a.m. at All Saints Church in Somersville.

6. Citizen Comments:

Everett Morrill, Transfer Station Coordinator said he has thoroughly inspected the “blue light district” building at the Transfer Station and does not feel that it can be repaired at a reasonable cost. He feels the roof will collapse under a snow load and the walls of the building have also deteriorated. Everett suggested purchasing a 14’ x 20’ steel building to replace the existing building at a cost of approximately \$4,500. The new building could easily accommodate shelving to display the items. David Pinney suggested buying materials and constructing a building by town personnel. Everett still feels that the better choice would be to buy the replacement building.

Kathy Devlin said a decision on the “blue light” building should be made by the next Board meeting. People in general feel that this building is a valuable resource for citizens to find useful items that were not needed by others, and the “Blue Light District” should be preserved. Kathy also suggested that a list of rules be made as to what can go into this building for salvaging by other citizens.

Kathy Devlin made a motion to take the agenda out of order and proceed to New Business, item 8.4, seconded by David Pinney and unanimously approved.

8. New Business:

8.4 Authorize the First Selectman to enter into a lease agreement for the purchase of a CIP funded pick-up for Public Works

Public Works has indicated a need for a pick-up truck that was included on the

approved CIP list. Treasurer Ed Sullivan would like to piggy-back this lease onto an existing lease for a Fire Department service truck. The amount authorized by CIP was \$35,000 and Public Works Supervisor Ken Anderson said the truck could be had for about \$32,000. Kathy Devlin made a motion to authorize the First Selectman, David

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Pinney, to enter into a lease agreement for the purchase of a CIP funded pick-up for Public Works. This motion was seconded by David Pinney and unanimously approved.

8.5 Authorize the First Selectman to sign the easement agreement pertaining to Whitaker Woods

Donna Davies owns the property occupied by Red House Kennels and has agreed to purchase a small piece behind her property that is part of the Whitaker Woods property. An easement currently exists across the Davies' property onto the Whitaker property. There is no objection to the easement but the owner would like to move its location which does not appear to create a problem. Kathy Devlin made a motion to authorize the First Selectman, David Pinney, to sign the easement agreement pertaining to Whitaker Woods; seconded by David Pinney and unanimously approved.

8.6 Call a Special Town Meeting to consider discontinuing a portion of Eleanor Road

Town Planner Patrice Carson explained the proposal to the Board. The connector between Eleanor Street and Bailey Road is called Eleanor Road. This is the portion that will be discontinued. The abutters have indicated that they are in favor of this action. Kathy Devlin made a motion to call a Special Town Meeting for Tuesday, December 5, 2006, at the Town Hall Auditorium at 7:00 p.m. to consider discontinuing a portion of Eleanor Road and to approve the appointment of Wesley Smith as a full member of the Zoning Commission. This motion was seconded by David Pinney and unanimously approved.

8.1 Consider applying to DECD for Small Cities Grant to support Elderly Housing

Len Slaga of the Housing Authority and Harvey Edelstein, consultant to the Housing Authority, presented options for funding new construction for the elderly and disabled as well as refurbishing and enlarging the existing low income housing presently existing at Woodcrest.

Harvey Edelstein outlined the federal requirements in order to apply for and receive a \$700,000

Small Cities Grant to support elderly housing. The First Selectman would have to file a letter of intent to apply for this grant. A public hearing would have to be scheduled in the evening hours so people can attend and proposals are brought forth to the public. The town would have to hire a consultant to monitor the spending of these funds, if the grant is awarded. These funds should only be used on existing structures for improvements and enlargement. Up to 20% of the funds can be used for administrative purposes, so there should be no cost to the town.

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Kathy Devlin made a motion to authorize the First Selectman, David Pinney, to write a letter indicating the town's desire to apply for a \$700,000 Small Cities Grant and to set up a public hearing for presentation to the public on the 18th of December at 7:00 p.m. This motion was seconded by David Pinney and unanimously approved.

Harvey Edelstein gave the selectmen a draft of a letter that might be used to indicate the town's desire to apply for the Small Cities grant. The Housing Authority will be applying for the 1.8 million dollar DECD Housing Trust Fund this month.

The Board returned to Old Business to consider the two agenda items remaining.

7. Old Business:

7.2 Update on Charter Revision Implementation

The Board of Finance has not indicated an immediate desire to set up a group to appoint the positions of treasurer and tax collector. David Pinney will work with the treasurer on the job description for the Treasurer. The one that presently exists is over fifteen years old. David will check with Ed Sullivan as to his recommendations for future job position requirements. Kathy Devlin said that some towns have a Finance Department that is staffed by both a treasurer and a finance director.

7.3 Other:

Kathy Devlin did a nine town survey on the use of public buildings for private citizen or club events. Many of the towns are being forced to adopt a policy. Enfield is currently in the process while East Windsor does not allow any organizations to use their public buildings at any time. The other towns encourage a variety of uses. CCM can probably advise us as to insurance coverage, as well as our insurance agents. Kathy Devlin recommended that the Board

look over what she has come up with and formulate a draft of a policy for the Town of Somers by the next Board meeting.

The Board returned to New Business and consideration of agenda items 8.2 and 8.3.

8. New Business:

8.2 Develop a plan for Budget Proposal

The Board wants to coordinate with Ed Sullivan on his initial proposal to all departments for the next fiscal year budget. The Board of Selectmen would like all departments – even the elected ones – to be compiled into one budget proposal. The Board should also review the CIP proposals and prioritize the requests. David Pinney will work with Ed Sullivan to coordinate a budget memo and establish a percentage of increase for the next fiscal year.

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8.3 Review of Commission Appointments

Connie Carenzo prepared a list of commission/committee appointments that will expire on 12/22/06. She will send letters to these board members asking them if they are interested in being reappointed later this week.

9. Plan of Conservation and Development: Nothing at this time.

10. Authorization of Scheduled Payments:

Kathy Devlin made a motion to authorize scheduled payments in the amount of \$434,237.75 generated on November 14, 21 and 27, 2006. This motion was seconded by David Pinney and unanimously approved.

11. Appropriations/Transfers: There were none.

11.1 Tax Refunds

Kathy Devlin made a motion to approve \$947.22 in tax refunds as established by the Tax Collector. This motion was seconded by David Pinney and unanimously approved.

12. Approval of Minutes

12.1 BOS regular meeting of 11/13/06

Kathy Devlin made a motion to approve the minutes of the 11/13/06 Board of Selectmen meeting, as written. This motion was seconded by David Pinney and unanimously

approved.

12.2 BOS special meeting of 11/16/06 – hold approval until the next meeting.

13. Approval of Seminar Attendance – S. Jacobs 11/30/06

Kathy Devlin made a motion to approve Steve Jacobs' attendance at his 11/30/06 seminar; seconded by David Pinney and unanimously approved.

14. Board of Selectmen Remarks:

14.1 Update from First Selectman

Regarding the Somersville Mill, at least two strong expressions of interest have been made by two different development groups. One group wanted to develop a bid of commitment agreement whereby the property would be transferred to that group should their evaluation of the mill property be such as to indicate a desire to proceed with the transfer. David feels the town should not enter into any agreement until the right to bid on the mill is offered to the public. Our attorneys are looking over the agreements to make sure that everything is clear. Foreclosure is still a possibility and it is getting close to where the Board should make some kind of plan as to how to proceed. Kathy Devlin said the Board needs to have a special meeting about the mill.

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15. Citizen Comments:

Everett Morrill reported that railings will be installed this weekend on the front entrance to the Town Hall.

16. Adjournment:

The meeting adjourned by mutual consent at 8:50 p.m.

Respectfully submitted,

Connie Carenzo, Recording Secretary
TOWN OF SOMERS

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.

