



# BOARD OF FINANCE

Clifford J. Hurgin Municipal Center, 1 School Street  
Bethel, Connecticut 06801 Telephone: (203) 794-8501

## MINUTES OF REGULAR MEETING

Tuesday, October 14, 2014

7:00 p.m.

CJH Municipal Center – Meeting Room “A”

RECEIVED

2014 OCT 17 A 9:08

TOWN OF BETHEL  
TOWN CLERK

**PRESENT:** William Kingston, Chairman, Bruce Cornwell, Patricia Smithwick, Claudia Stephan, Gary Regan and Timothy Draper. Also in attendance was First Selectman Matthew Knickerbocker, Comptroller Robert Kozlowski, Town Counsel Martin Lawlor and Assistant Comptroller Brad Heering.

**Call to order / Pledge of Allegiance:** William Kingston called the meeting to order at 7:00 p.m.

### Public Comments:

Jane Ellingwood, Steve Fluegel, Tony Caruso, Marie Zappala, Julie Yale, Michael Hilton, Lana Levine, Mr. Levine, Mary Nagle, Maureen Connell and Ernie Gerack – all residents in the Hickok, Maple Avenue and Kingswood Drive area all spoke against the development project and in support of the town purchasing the property at 68A Maple Avenue.

**Correspondence:** Letter from Justin Hurgin and Karen Sabo Foster in support of the town purchasing the 68A Maple Avenue property.

Patricia Smithwick made a motion, which was seconded by Bruce Cornwell, to add to tonight's agenda, *Consideration of Library painting project*. Vote, all in favor, motion unanimously approved.

*Minutes of August 12, 2014 Regular Meeting:* Patricia Smithwick made a motion, which was seconded by Bruce Cornwell, to approve the minutes as presented. Vote, all in favor, motion unanimously approved.

## Board of Finance Meeting Minutes of October 14, 2014

---

*Minutes of September 3, 2014 Special Meeting:* Patricia Smithwick made a motion, which was seconded by William Kingston, to approve the minutes as presented. Vote, all in favor, motion unanimously approved.

*Minutes of September 23, 2014 Special Meeting:* Patricia Smithwick made a motion, which was seconded by Gary Regan, to approve the minutes as presented. Vote, all in favor, motion unanimously approved.

### **New Business**

#### **1.) Consideration of recommendation from the Board of Selectmen – Police Station Project**

Jon Menti, Chairman of the Public Site & Building Committee was present to give a brief history and overview of the project. A Public Information Session has been scheduled for tomorrow evening at the High School. At the Public Information Session, a full presentation of the project will be given. First Selectman Knickerbocker and Comptroller Robert Kozlowski explained how the current debt would be affected and the timeline suggested for this project. The Board of Finance took no action on the Police Station Project.

#### **2.) Consideration of recommendation from the Board of Selectmen – 68A Maple Avenue**

The Board of Selectmen has recommended the purchase of vacant land consisting of 11.274 acres known and located at 68A Maple Avenue, Bethel, CT and 1.596 acres being a portion of the premises known and located at 32 Hickok Avenue, Bethel, CT for total of 12.87 contiguous acres for a sum not to exceed Six Hundred Seventy Five Thousand (\$675,000) Dollars from MH Development, LLC and Ellis A. Tarlton, III for use as open space. Said funding shall be reduced by any grants that the Town may have or may receive in the future for this purchase of open space land. The funding for the purchase of the aforementioned land shall come from bonding, bond anticipatory notes, temporary borrowing and/or other appropriation as recommended and approved by the Board of Finance. Town Counsel Martin Lawlor advised that the actual acreage was 12.89 acres.

Town Planner Steven Palmer was present and explained the history of this project. Prior attempts to develop this site have been unable to move for various reasons. The current owner is proposing a development project under the provisions of affordable housing statute Section 8-30g. The proposal is to construct (5) 4-story buildings, 24,000 square

## Board of Finance Meeting Minutes of October 14, 2014

---

feet in floor area and 50 feet in height. To accomplish this, a 735 foot retaining wall would be erected with materials left behind from excavation including a 50 ft. cut in the slope.

Timothy Draper asked if the Planning & Zoning Commission would be pledging any funds from the Open Space Account. It is not known at this time if there will be a pledge of funds, and if there is, how much it will be.

Patricia Smithwick made a motion, which was seconded by Claudia Stephan, to approve the recommendation from the Board of Selectmen to purchase 68A Maple Avenue. Vote, all in favor, motion unanimously approved. The Board of Selectmen will establish a Special Town Meeting date their next meeting.

### **3.) Consideration of request from the Board of Education – wiring project at Middle School and update report on Board of Education activities**

Theresa Yonsky explained that the Board of Education's wishes to undertake a project that was previously approved (for \$10,000) and funds appropriated but not completed; they have received a quote of \$22,900 for the work. This will correct the issue of fixing the broken wires underground. The other project, to re-lamp (previously approved and appropriated for \$10,000) is much more complex and will require additional funds. This will be presented at a future date. They would like to use the \$10,000 for the re-lamping and combine it with the \$10,000 appropriated for the re-wiring project and use additional funds from the Board of Education operating account to complete the project.

Timothy Draper made a motion, which was seconded by William Kingston, to approve the Board of Education request to transfer funds previously appropriated but not spent from the capital non-recurring account (Fiscal Year 2012-13) for the re-lamping project (school complex) to the underground wiring project (at the Middle School), in the amount of \$10,000. Vote, all in favor, motion unanimously approved.

### **4.) Consideration of upcoming items from the Board of Selectmen – Eureka Lake Water Storage and Ameresco Energy Contract**

Comptroller Robert Kozlowski advised that the Board of Selectmen will be forwarding a recommendation in the near future on the disposition of the water storage tank and the Ameresco Energy Contract.

### **5.) Consideration of Board of Finance position on Charter Revision recommendations/ballot questions 2-3-5 & 6**

## Board of Finance Meeting Minutes of October 14, 2014

---

After a brief discussion on the various Charter proposals which have reference to the Board of Finance and/or financial items, it was decided that it is the voters of the town that will decide the outcome of the Charter recommendations and no action was taken.

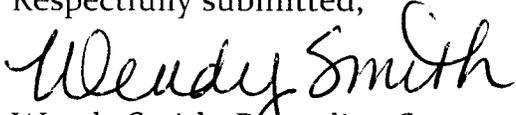
### **6.) Consideration of Library Painting Project:**

Comptroller Robert Kozlowski advised that two proposals were received for the Library painting project.

Patricia Smithwick made a motion, which was seconded by Bruce Cornwell, to approve the Library Painting Project by appropriating a sum, not to exceed \$18,000 from the Fiscal Year 2014-2015 capital non-recurring account. Vote, all in favor, motion unanimously approved.

As there was no further business on tonight's agenda, Timothy Draper made a motion, which was seconded by William Kingston, to adjourn the meeting at 9:40 p.m. Vote, all in favor, motion unanimously approved.

Respectfully submitted,

  
Wendy Smith, Recording Secretary