

MINUTES OF THE BOARD OF SELECTMEN'S MEETING

AUGUST 5, 2010

The regular meeting of the Board of Selectmen was called to order at 7:05 pm in the Community Room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

Members Present

First Selectman, Michael J. Freda
Second Selectman, Timothy M. Doheny
Third Selectman, Stephen A. Fontana

Mr. Freda introduced himself and Selectmen Doheny and Fontana, and welcomed everyone to the meeting and thanked them for attending.

Public Comments Relative to the Agenda

Mr. Raymond Fowler asked the Board where they were with regard to the suggestions he made at the May 2010 meeting relative to appointment, reappointment and dismissal for cause of Board and Commission members. Mr. Freda thanked Mr. Fowler for asking the question and apologized for not including it on tonight's agenda. The Board is certainly considering it and he committed to having it on the September agenda.

Mrs. Catillia expressed her disappointment that the Town of North Haven did not recognize the Boy Scouts that went to Virginia to take part in the National 2010 Boy Scout Jamboree. There was no coverage of any kind on the event to show our pride for these young men. Mr. Freda stated that he has personally extended an invitation to the boys to come into Town Hall to recognize the young men, their dedication and efforts. We will be working to organize that event soon.

Following the public comments, Mr. Freda proceeded with the approval of the minutes.

Mr. Fontana motioned to approve the minutes of the Regular Board of Selectmen's Meeting of July 1, 2010.

Voted: Freda – yes, Doheny – yes, Fontana – yes

Mr. Doheny motioned to approve the minutes of the Special Board of Selectmen's Meeting July 29, 2010.

Voted: Freda – yes, Doheny – yes, Fontana – yes

Selectman's Overview -

Operational Updates

In the last seven months we have slowed down spending

The following departments have come in under budget:

- o Police
- o Library
- o Selectman's Office
- o Finance Department
- o Assessor's Office

- Tax Collector's Office

Other areas of savings

- Tipping Fees
- Streets and Roads
- Street Sweeping
- Capital Expenditures
- Munis Software – looking to expand services that software provides and eventually replace one of our outside payroll services.

The result of the fact that we have slowed down spending will lead us to a surplus when the final numbers are in for fiscal year ending 6/30/10. We will report the figures at the August 18th Board of Finance Meeting. The money will be used to help minimize any tax burden in the next fiscal year, or if there happens to be any emergencies on capital expenditures we will look to use this surplus money for those expenses.

- Land Sale Progress- Roland Gibson brought up the issue of Town owned vacant land at a previous meeting. Mr. Freda noted that all properties have been identified that potentially may be able to be sold providing an incremental revenue stream for North Haven. Mr. Freda then outlined the procedure:

- 1) Need to get an appraisal
- 2) Need to refer the sale to Planning and Zoning Commission per State Statute 8-24
- 3) Ask the Board of Selectmen to call a Town Meeting
- 4) Ask the Town for approval to sell the land

- Other areas of producing incremental revenue:

Looking to identify selling tax liens, and we have two opportunities to do so. One buyer is willing to give us \$.83 on the dollar, and the other is \$.62 on the dollar. If we engage, they will make a commitment to handle all the remediation, at no expense to the Town, and provide proper documentation verifying the work was done. They would also be developing the sites, resulting in the potential for additional jobs in Town.

- Procurement/Bid Procedures:

Mr. Freda and Ed Swinkoski met with Mr. Jim Leahy in Town Hall to review all Town purchasing and bid procedures, which met with Mr. Leahy's approval.

- Paving and Drainage Projects:

- Todd Drive Phase 1A should be completed next week
- Phase 1B will be started in the fall- we are reviewing bid results
- Phase 2 and Todd Drive South – starting sometime next year
- Universal Drive paving will be in the fall- our expense reduced to about \$35,000
- 95% will be Federally and State funded
- Asked DOT for an alternate bid for night time paving

Economic Development

- Doug Gray Visit – owner of Universal Drive - Red Lobster area property. He may be interested in expanding and Mr. Freda will show him various property
- 297 State Street- working on this project currently
- Post Office Update – spoke with Post Office, ruled out several sites including near Crickets Hallmark and the old Walgreens. They like the Stop and Shop location near the Rustic Oak. It is a difficult rent structure to work with. They hired a commercial real estate agent and are continuing to look for a location.
- Northern Washington Ave – a lot of activity, potential hotel. More information to come.
- Valley Service Road – starting to focus on opportunity. Introductions made.
- Businesses Visited and to be Visited:
 - Sims Metal Management went on tour last week
 - Upcoming visit to Mossberg Inc
- We will be reinstituting “Show and Sell” on October 23rd to showcase our business community here in North Haven
- New Businesses:

- Giles Avenue - A light industrial park on Giles Avenue was approved by the Zoning Commission.
- 100 Republic Drive – a new vintage car assembly business has also been approved by Zoning Commission.

Conclusion:

- Mr. Freda concluded his presentation by stating that there are a great deal of challenges all across our Town and we are always looking to identify solutions to those challenges. He feels that even in light of those challenges, the future for North Haven is very bright!!

Correspondence -

- Mr. Freda read a letter from Mr. Raymond Fowler outlining his suggestions for the Board to approve and implement a formal awards system for volunteers on the various Town Boards and Commissions.

Mr. Fontana and Mr. Doheny both agreed that conceptually it is a very good idea, but there may be a few details that need to be expanded upon. Mr. Freda agreed and asked the Board to entertain a motion to adopt the proposal.

Mr. Fontana motioned to adopt the proposal with outstanding issues to be addressed.

Voted: Freda – yes, Doheny – yes, Fontana – yes

Wood Burning Furnace Ordinance –

Mr. Freda stated that he has been working with Mrs. Nancy Alderman, President of Environment and Human Health, Inc. Mrs. Alderman has a great deal of knowledge and has provided us with information regarding wood burning furnaces and their usage. This past year, statewide there have been 1,125 complaints from citizens complaining about smoke and carcinogens being put into the air. Mr. Freda has been working with Mrs. Alderman to bring to the Board of Selectmen the concept of banning wood burning furnaces in North Haven. Understanding that there may be up to a half dozen currently in North Haven that would have to be “grandfathered” in. Mr. Freda stated that he would like Mr. Doheny and Mr. Fontana to review the draft of a proposed Ordinance. Mr. Freda would like to have the issue addressed at the next meeting and hopes to bring it to a Town Meeting for approval of the Ordinance.

Mr. Fontana stated that he thinks it is worthwhile and there are communities all across Connecticut working to adopt the same policies. Mr. Doheny stated that he is familiar with it and would like to proceed with review. Mr. Freda asked both selectmen to review the document; provide their comments and he would like to move forward with bringing the final version to a Town Meeting.

Harbor Health Services –

Mr. Freda explained that our Community Services Department Counselors are presently providing services to about 96 clients. Prior to the elimination of the Director’s position, we had \$408,000 worth of expenses and we were generating \$65,000 in revenue from the billings. Our expenses are now \$270,000 still generating \$65,000 in revenue. Although the services are very important, it is upside down in terms of revenue versus expenses. The revenue represents about 25% of the expenses. We have been looking for a solution to how to grow the revenue in the Department and still maintain the services. We are working with the State because we have to have a clinical license to continue providing these services. The State is giving us the time to put together a plan. Mr. Freda noted that one option we have come up with is the concept of bringing in Harbor Health Services to oversee the clinic. What they can do for us is provide a level of oversight that will allow us to comply with the State guidelines, continue services and help us to grow the revenue.

Mr. Freda stated that there will be no decision made tonight, but would like the Selectmen to review the information for discussion at the next Board of Selectmen's Meeting. A few things this will assist us with; better case management, perhaps allow us to move to a group format, bringing in more clients and increasing revenue, and prevent us from spending funds on a new billing system. Our present billing system is archaic and inefficient and will need to be replaced soon. Harbor Health will provide the billing services for us eliminating the investment in software. They will generate for us \$100,000 in revenue, but it will cost us \$100,000 for their services for one year, so in effect it is cost neutral. He is proposing a one year contract, which will be at no cost to the Town. He is hopeful in year two and three we would get the benefit of incremental revenue.

Mr. Freda introduced Mr. Tony Corniello, Vice President of Services at Harbor Health. He stated that he is a resident of North Haven and Harbor Health has been in existence for thirty years and has worked closely with North Haven during that time. They have a contract with North Haven to provide services to the more severe cases. He went on to describe the many attributes and history of the non profit organization.

Resolutions -

Mr. Fontana read the following resolution:

BE IT RESOLVED, that Michael J. Freda, First Selectman of the Town of North Haven is hereby authorized to sign the LOCAL BRIDGE PROGRAM SUPPLEMENTAL APPLICATION on behalf of the TOWN OF NORTH HAVEN for Sackett Point Road over Quinnipiac River, Bridge No. 03743.

Mr. Doheny moved to accept the resolution as presented.

Voted: Freda – yes, Doheny – yes, Fontana – yes

Resignations/Appointments -

Mr. Doheny motioned to accept the resignation of (R) Robert Forte, 9 Maiden Lane from the Housing Authority term to expire December 31, 2011.

Voted: Freda – yes, Doheny – yes, Fontana – yes

Mr. Doheny motioned to accept the appointment of (U) Mary Sacco, 239 Rimmon Road to the Housing Authority to fill the unexpired term of Robert Forte (due to expire on December 31, 2011).

Voted: Freda – yes, Doheny – yes, Fontana – yes

Mr. Doheny motioned to accept the resignation of (R) Elizabeth Baptie, 2281 Ridge Road from the Cemetery Commission term expired June 30, 2010.

Voted: Freda – yes, Doheny – yes, Fontana – yes

Mr. Doheny motioned to accept the reappointment of (R) Lynn Fredricksen, 95 Pool Road to the Cemetery Commission for or a two (2) year term to expire June 30, 2012.

Voted: Freda – yes, Doheny – yes, Fontana – yes

Mr. Fontana motioned to accept the reappointment of (D) Dr. Rita A. Landino, 58 Marion Drive to the Cemetery Commission for or a two (2) year term to expire June 30, 2012.

Voted: Freda – yes, Doheny – yes, Fontana – yes

Mr. Doheny motioned to accept the appointment of (D) Bessie A. Scott, 534 Old Clintonville Road, Unit A4, from an alternate to a full appointment on the Quinnipiack Valley Health District Board of Directors term to expire August 5, 2013.

Voted: Freda – yes, Doheny – yes, Fontana – yes

Mr. Doheny motioned to accept the appointment of (R) Thomas Gersdorf, 2179 Whitney

Avenue as an alternate on the Quinnipiack Valley Health District Board of Directors term to expire 07/01/12.

Voted: Freda – yes, Doheny – yes, Fontana – yes

Bond Releases / Reductions -

Mr. Fontana motioned to approve the bond releases as presented.

Voted: Freda – yes, Doheny – yes, Fontana – yes

- Universal Drive, Michael Schiavone & Sons, Inc., release of the entire bond in the amount of \$5,000.00 with the recommendation of the Planning & Zoning Commission.
- 326 R Bassett Road, Leslie N. Corey, release of the entire bond in the amount of \$2,500.00 with the recommendation of the Planning & Zoning Commission.
- Cloudland Road, Mark's Farm, release of the entire bond balance in the amount of \$10,000.00 with the recommendation of the Planning & Zoning Commission.
- 55 Mill Road, DonMar Development, release of the entire bond balance in the amount of \$50,000.00 with the recommendation of the Planning & Zoning Commission.
- 40 Half Mile Road, A.N. Vingiano dba Sanitary Lunch Partners partial release of \$145,000.00 from original bond amount of \$150,000.00 with the recommendation of the Planning & Zoning Commission.
- 16 Hidden Pond Drive, Stephanie A. St. Michel, release of the entire bond in the amount of \$2,500.00.
- 17, 19, & 20 Summer Lane, Pine Hill Estates, LLC, release of the entire bond in the amount of \$20,000.00.
- 38, 39 & 40 Summer Lane, Pine Hill Estates, LLC, release of the entire bond in the amount of \$40,000.00.

Property Tax Refunds -

Mr. Doheny motioned to approve the bond releases as presented.

Voted: Freda – yes, Doheny – yes, Fontana – yes

- Alexander, Jeffrey T and Sherre L, 173 Pool Road, North Haven, CT 06473 in the amount of \$37.21, and in the amount of \$33.96.
- Arnone, Anthony F Jr. or Antoinette F, 216 Quinnipiac Avenue, Unit 205, North Haven, CT 06473 in the amount of \$65.67.
- Baheti, Rajeev, 24 Woodward Avenue, Apt. 26, New Haven, CT 06512-3632 in the amount of \$187.01, and in the amount of \$251.94.
- Cab East LLC, Box 105704, Atlanta, GA 30348 in the amount of \$215.97, and in the amount of \$126.26, and in the amount of \$126.61, and in the amount of \$196.41, and in the amount of \$160.67, and in the amount of \$145.93, and in the amount of \$149.81.
- Cerasoli, Dean, 48 Vista Road, North Haven, CT 06473 in the amount of \$15.08.
- Chitjian, Mary, 22 Primrose Street, North Haven, CT 06473 in the amount of \$5.50.
- Dixon, Steven, Dixon, Rosalind L, 5632 Toggel Avenue, Fayetteville, NC 28306-8055 in the amount of \$31.63.
- Dutra, Michael, 20 Blakeslee Avenue, North Haven, CT 06473 in the amount of \$33.20.
- Ferrucci Barbara or Joann, 5 Evergreen Place, North Haven, CT 06473 in the amount of \$50.00.
- Fifth Third Auto Lease Trust, 5001 Kingsley Drive, Cincinnati, OH 45236 in the amount of \$364.67.
- Fillipelli, Tara, 223 Thompson Street, #H, East Haven, CT 06513 in the amount of \$16.75.
- Frederico, Frederico or Pasqualin, 5 Ridgewood Court, North Haven, CT 06473 in the amount of \$514.83, and in the amount of \$318.35.
- Frederico, Marcella, 5 Ridgewood Court, North Haven, CT 06473 in the amount of \$296.10.

- Frederico, Mark, 5 Ridgewood Court, North Haven, CT 06473 in the amount of \$333.14, and in the amount of \$333.14, and in the amount of \$225.94, and in the amount of \$225.94.
- Jenkins, Delancey, 274 Rosewood Drive, New Haven, CT 06513, in the amount of \$96.16, and in the amount of \$76.85, and in the amount of \$66.92.
- Johnson, Cynthia, 189 Greenwich Avenue, New Haven, CT 06519 in the amount of \$146.77.
- Joven, Robert M, 16 School Lane, North Haven, CT 06473 in the amount of \$9.67.
- Maratea, Michael, 23 Honeycomb Lane, North Haven, CT 06473 in the amount of \$21.91.
- Nissan Infiniti LT, 915 L St. PMB C436, Sacramento, CA 95814 in the amount of \$159.29.
- Thomas, Christina L, 39 Watson Avenue, North Haven, CT 06473 in the amount of \$10.71.
- Wuchek, Michael, 21 Manomet Avenue, North Haven, CT 06473 in the amount of \$11.94.

Mr. Freda stated that the next meeting of the Board of Selectmen will be Thursday, September 2, 2010 at 7:00 p.m. in the Library Community Room.

Mr. Fontana stated that in reviewing our Personnel Policy Manual over the last several weeks, it has become apparent that it is in need of revision. Mr. Fontana proposed that the Board ask the Town Attorney to draft a revision to the Policy Manual and that it gets released as a draft to the public for their comment, either at a future Board of Selectmen's Meeting, or Public Hearing. He feels that given the manner in which the current Personnel Policy Manual has been written and the problems arising from it, it would be valuable to have the public weigh in prior to adopting it.

Mr. Dohney stated that he has not had the benefit of reading the Policy Manual, but there have been several issues that have arisen around it. He also stated that we are fortunate that we happen to have a Town Attorney whose expertise is in labor law so that is a great benefit to us. He has no problem with having a revision drafted, and the Selectmen reviewing and commenting on the draft and then releasing it in some form to the public.

Mr. Freda stated that he has spoken with the Town Attorney who will proceed with a draft to modify the policy which was written decades ago.

Public Comment –

Mrs. Florence Sinow, Maple Avenue, was curious about the number of people who complained about the wood burning furnaces, were they all North Haven residents. Mr. Freda responded the number he mentioned was residents throughout the State of Connecticut.

Mrs. Sinow stated that it has been a very long time since the Town was awarded the money for the Sackett Point Bridge project and why has it taken so long to move forward. Mr. Freda stated that he does not know why so many projects have seemed to stall, but he is working to jump start them. Mr. Doheny commented that he recalls that he believes the Board of Finance passed that in August of 2005. He said over the years he has wondered and asked what the delay has been.

Mr. Jim Leahy, Regency Drive, as a follow up to his meeting he looked at the Town Charter and found that the First Selectman is the Chief Purchasing Officer for the Town, except for the Board of Education. He wondered what the explanation for that was. Mr. Freda stated that it was his understanding that by Connecticut State Statue there is no mayor or first selectman that has authority over the Board of Education, other than as in our form of government as a member of the Board of Finance we can assign an aggregate dollar budget to the Board of Education.

Mr. Leahy then went on to say that the taxpayers of North Haven cannot vote on a line item budget for the Board of Education, which is our biggest expense. He addressed Mr. Fontana as State Representative and Third Selectman asking for his support changing the statute to obtain the right to manage the education budget. Mr. Fontana responded that he would certainly consider it.

Mr. Leahy mentioned that he was almost run over on his way to his meeting at Town Hall by someone who failed to stop for the cross walk. He has noted that there have been a lot of people talking on cell phones and driving. Mr. Freda related an incident involving a Connecticut Transit bus who was traveling at a high rate of speed through the same cross walk area in front of Town Hall. He noted that Church Street is a State road and he is working with the DOT to get the cross walks repainted, and some sort of signage there to help slow down the traffic. They have agreed to look into it. Mr. Leahy stated that the Town can keep about half of the revenue taken in from tickets issued to drivers using their cell phones.

Mr. Leahy noted that he has worked with Mr. Fontana for the last two years regarding the trains from Metro North. He noted that Mr. Fontana has been helpful in sending him the information, but from a procurement point of view it has been a complete fiasco. It took five years to get the cars here and they are still not deployed. It is very disappointing and he added that the DOT is the most incompetent organization.

Nancy Mozealous asked the gentleman from Harbor Health if they have the ability to identify and assist clients who are Medicaid and Medicare eligible to apply for those services. Mr. Corniello stated that they have staff to assist in that area and have a whole department that focuses on getting clients the help they need to obtain benefits.

Ann DeMatteo asked how long has the revenue/income situation been upside down, was Gerardo Sorokin looking at that problem before he left, and was he the one that thought about Harbor Health, and what is the resolution regarding his departure. Mr. Freda responded that he estimates that the revenue has been upside for several years, it was Ed Swinkoski and himself that brought Harbor Health to the table, as far as the resolution on the Director's position, it has not been resolved yet but he is hoping it will come to a conclusion very quickly. Ann then asked if he was looking to privatize the counseling service. Mr. Freda responded, no we are maintaining the integrity of all three union employee counselors. Harbor Health will provide the oversight.

Mr. Katz, Sherwood Drive, agreed with Mr. Leahy and his comments regarding drivers utilizing cell phones, talking and texting and irresponsible driving. He then asked if there would be a "bad boy" clause put into the revised Policy Manual. He also asked if Mr. Freda could go into detail regarding the Todd Drive project with regard to exactly how much it is going to cost the Town and where the funds will come from. Mr. Freda responded that the project is a 1.6 million dollar project and \$600,000 has been appropriated due to the efforts of Senator Fasano and State Representative, Steve Fontana. The Town's obligation is 1 million dollars over the course of the project. The money will come from the Town's cash flow, un-appropriated surplus fund or other monies that we may have as a surplus as we move forward. Mr. Doheny said that he thinks that he recalls when he was on the Board of Finance that they approved the possibility of bonding it. Mr. Katz asked if that had to be approved at a Town Meeting. Mr. Freda stated that he believed it already went to a Town Meeting in 2008.

Mr. Doheny stated that Mr. Leahy asked him a question prior to the meeting about why when we bonded the high school, were the bonds not callable. Mr. Doheny noted that he spoke with Mr. Swinkoski and they concurred that if you want to call the bond you usually get a higher rate and if the bond is not called you usually get a lower rate. Mr. Freda commented that we have choices moving forward and options to consider regarding rates and callable vs. non

callable bonds.

Mr. Leahy noted that he just read in the paper that West Haven has recently changed their retirement program to a 401k which limits the City's liability to about 10%, and where does North Haven stand. Mr. Freda explained in detail the 401k and defined contribution programs and how they were structured. He said that in North Haven we are having discussion with those unions that are strictly on pensions and that through the collective bargaining process trying to ensure that new employees coming in are on a 401k or 457. No city or town has the right to take away an existing pension from an employee but can negotiate through the collective bargaining process. Mr. Gibson asked if the Town of North Haven's contribution is 10%. Mr. Freda responded yes. A discussion continued regarding pension/401k contributions.

Mr. Gary Amato, Pool Road, was happy to have met the Town Attorney at the last special Board of Selectmen's meeting. He also thought that Mr. Gibson's idea of selling Town owned land was a good one. He asked about the property being sold and if anyone would have the option to bid on it. Mr. Freda related that when there is a small parcel of land, the property owners who abut the property have the right to bid on the property, with it going to the highest bidder, or it can be divided among them. Larger properties that are buildable will go out to auction, but Mr. Freda will check to be sure that he is correct.

Mr. Amato asked if since the dissolution of the High School Building Committee if Attorney Donofrio is still representing the High School. Mr. Freda responded that if there are encumbrances, Mr. Donofrio will continue to represent the Town. Mr. Amato wanted to know if the tax payers will have to assume the burden, for example for the boilers. Mr. Freda stated that we would have to have a request for a capital improvement and it would need to go to a Town Meeting.

Mr. Amato asked if we have a cost yet on the forensic audit of the building department. Mr. Freda responded no we do not. Mr. Amato asked how far back it will go, Mr. Freda stated 2002. A discussion continued regarding the audit and procedural issues. Mr. Amato asked if the findings would be a public document, Mr. Freda advised it would.

Mr. Cesario, asked if the property owned on Universal Drive by Mr. Gray was considered by the US Postal Office. Mr. Freda explained that back in February, they took a tour and the Post Office was not interested in that area of Town.

Mr. Cesario also stated that there are no banks on Universal Drive and thinks they would do well in such a busy area. Mr. Freda stated that he has spoken with several banks but there does not seem to be much interest, and in general the banks have been concerned with the fact the there has been a lot of turnover of businesses, including credit unions.

Al Warren, Charles Court thinks it may be a security issue with the banks since Universal Drive is so close to 91. Also regarding the open space property near his home, is that considered open space or building lot. Mr. Freda stated he would contact Mr. Warren to follow up on that specific property. He also wondered if there is a piece of land that abuts someone's property and they maintain it for a number of years, isn't it a law that the person can claim the land. Mr. Fontana noted that is known as adverse possession. He thinks there may be state laws restrict that principle to Town owned land, but he would need to check on that.

Mr. Freda asked for additional questions, and seeing none and hearing none motioned to adjourn at 8:35pm.