

MINUTES OF THE BOARD OF SELECTMEN'S MEETING

March 1, 2012

The regular meeting of the Board of Selectmen was called to order at 7:04 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, Alan J. Sturtz

Mr. Freda introduced himself and Selectmen Timothy Doheny and Alan Sturtz and welcomed everyone to the meeting.

Mr. Freda asked for public comments relative to the agenda, being none Mr. Sturtz motioned to approve of the minutes of the Regular Board of Selectmen's Meeting of February 2, 2012.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Selectman's Overview – Mr. Freda provided an overview of information relative to the Town as follows.

OPERATIONAL

Leaf Composting Alternatives

The DPW is currently exploring leaf composting alternatives for the composting of loose and bagged leaves collected through its 2012 Fall Leaf Collection Program efforts. It is the Department's goal to secure a location in Town, secure State permitting and necessary approvals, purchase equipment, site preparation and train staff in order to commence with in-house leaf composting operations by fall 2012. This initiative is being undertaken to save the Town additional dollars in next year's budget.

Bonding Projects

This spring we will start working on our 3 year plan of paving and milling roads, we will start renovation of one fire house and we will be constructing the new public works garage.
Over this 3 year period, we will see an upgrade of the Town as part of our long term capital improvement plan.

North Haven Middle School

Having regular meetings with the superintendent. We have visited Gateway College to develop options and alternatives. A plan is being formulated to address the concerns indicated in the NEASC report

GRANT UPDATES

Hurricane Irene Reimbursement Efforts

On February 15, 2012 we were notified by the State of CT Division of Emergency Management and Homeland Security (CT DEMHS) in partnership with Federal Emergency Management Agency (FEMA) that we were approved for the reimbursement of Town services provided under the September 2 – 4, 2011 Tropical Storm Disaster relief efforts. The Town has applied for and will receive a reimbursement of 75% of those costs incurred for emergency relief and recovery assistance. The Town was awarded \$62,176.37.

The DPW worked closely with the Departments of Finance, Fire and Police to ensure a timely submission of information for consideration and reimbursement.

Lawn Equipment Exchange Fund (LEEF) Grant

The DPW was notified on February 21st by the State of CT Department of Energy and Environmental Protection (CT DEEP) that additional grant dollars were available for the purchase of a replacement leaf blower and as a result it was granted an additional \$3,000 for same. The DPW is working to purchase the approved leaf blower and scrap the existing piece of equipment (early 1990's vintage).

State Assistance Tribal Grant (STAG)

Approval was granted by the US Environmental Protection Agency to the DPW and the Town to utilize up to \$485,000 in STAG funds over the next two years for wastewater treatment plant capital improvements needed. Improvements include a new computerized operations system, pump station upgrades, inflow and infiltration repairs replacement of primary clarifier equipment, etc.

FINANCIAL UPDATE

Grand List Update...Our Grand List grew this year over \$15,000,000 in net assessed value. This is a good sign and we have seen growth on Universal Drive and other businesses in Town expand. This growth would normally result in higher incremental tax revenue for the Town but our estimation is that it will deliver about \$83,000 in incremental income. Grand List Growth Goals...In the next two fiscal years: \$500,000 in the fiscal year ending 2014, \$1,000,000 in the following fiscal year 2015.

Mr. Freda stated that the Town is in fine shape financially, and despite rising costs in certain areas in terms of capital needs and education, his *goal and biggest challenge* now is to hold the line on taxes and he will be proposing this to the BOF later this month. Town Hearing on the Budget is scheduled for April 3rd, this is the date that he will be presenting the budget to the Town.

ECONOMIC UPDATE

Yale New Haven Hospital Update:

The Yale New Haven Hospital (YNHH) project will move ahead with the plans to develop an outpatient center in the former AT&T building at 6 Devine Street. They will purchase and remodel the 120,000 square foot, four story building for a comprehensive ambulatory care program. "It will create access to key health services for residents of North Haven, Hamden, Cheshire and other surrounding communities". *Richard D'Aquila, YNHH president and COO*. The center will be open seven days a week and will offer a wide variety of very comprehensive services and treatment. Plans for the new building now include a walk-in /primary care center to provide comprehensive medical services from all types of injury care to management of chronic conditions, on either a scheduled or walk-in basis. Urgent Care Center and Primary Care Center will include: comprehensive medical care and injury care, management care for all kinds of chronic conditions, onsite digital x-ray imaging, laboratory and blood draw services, pharmacy services.

Inflammatory Disease Center will provide services and treatment for: Multiple Sclerosis, Juvenile Diabetes, Rheumatoid Arthritis, Lupus, all types of inflammatory bowel diseases.

Smilow Cancer Hospital Care - this center will include a full complement of medical and hematological consultative and treatment services for all cancer patients. It will also include surgical consultation and clinical trials. We will have services provided by the only NCI designated center in CT.

In addition, YN Health System will consolidate and move some of its information technology office from multiple sites in New Haven to the North Haven facility. The Hospital estimates the new facility will open on January 1, 2013. None of this requires state approval. Our goal is to get this project up and running within one year and then we will go for the Emergency Room aspect to complete this project.

Additional Economic Development Updates:

Medical Center on State Street with the 24,000 square foot facility, Northern Washington Avenue, Universal Drive, Leon's, Hibachi Grill

EDC Breakfast scheduled for April 18, 2012 at the North Haven Holiday Inn
New EDC Website, www.northhavedc.com

Mr. Freda welcomed Registrars' of Voters Laurie Brangi and Patty Jackson Marshall to address the Board and the public with a presentation regarding redistricting. He commended them both for their hard work and effort. Patty explained that every ten years the State, utilizing the census numbers, redraws congressional and senatorial voting boundaries. Late last year the Reapportionment Commission approved a plan of redistricting for the CT State Senate and the CT House of Representatives. Earlier this year, the CT Supreme Court made a ruling on a plan for the redistricting of the CT State Senate and the CT House of Representatives on December

1, 2011. Upon publication, the Redistricting Plan 2011 has the full force of the law. The House of Representatives or the Assembly Districts and the Congressional Districts did not change for the Town of North Haven. They are Assembly District 87 and Congressional District 3. However the CT State Senatorial district lines were changed for North Haven- but only in District 3, Ridge Road School. In general, when a current voting district is split by redistricting the Registrars must provide a separate voting district from any district split by a Senatorial redistricting boundaries, and pursuant to CT General Statute section 9-168a, if there is not an adequate facility to house a new voting district, we can use an adjacent space as a polling place. Patty went on to say that they are working towards running the November Election for District 3 -11 and District 3-34 in the Ridge Road gymnasium, with separate staffs. They will be sending out informational letters to all of District 3 in the coming months to clarify to which Senatorial district your household belongs.

Patty explained that after they mapped out the new State Senatorial boundary lines and compiled street lists they were instructed to present these new district lines or boundaries to the Board of Selectmen for their approval. Once the Selectmen approve the new district lines, the new district lines become effective.

Laurie explained that they wanted to put the two districts into two separate rooms at the school utilizing the gym and café. But they were instructed by the Secretary of State's office that they must have separate phone lines. They do not have them in the cafeteria and they do not feel it would be cost effective for one election every two years to add new phone lines. Therefore they will be splitting the gym in half and program their memory cards to be able to read the 11 or 34 ballot. They will have additional staffing and signage, and do mailings and as much public awareness as possible. Patty explained that they cannot change the lines drawn by the State. Mr. Freda asked if there were any questions and stated that this only applies to the senatorial election.

After a brief discussion and additional explanation, Mr. Freda proposed that the Board accept the new district lines. Mr. Doheny made a motion to accept the new State Senatorial boundary district lines as identified by the State and presented to the Board this evening. Mr. Sturtz seconded the motion.

Vote: Freda – Yes, Doheny- Yes, Sturtz- Yes

Mr. Sturtz proceeded with reading the following resolution:

RESOLVED: The Town of North Haven authorize and sign a contract with Central Auto Auction to dispose of surplus Department of Public Works Equipment and a Police Department vehicle at a \$195.00 per item sold. All revenue received will return to the Town of North Haven's General Fund. At present, there are twelve (12) pieces of surplus equipment leaving Public Works and are available for auction, including two ground Master 2, 322-D 2-wheel drive units, a 250-gallon waste oil tank, two Henderson Chief Sanders, one Calcium tank and pump control system, two Airflow Sanders, one Economizer Sander, one Ford F-250 Truck Bed 2003 Super Duty, one MT-654-CR Allison Transmission, and one waste oil and furnace tank. First Selectman Michael J. Freda and Director of Public Works, Lynn K. Sadosky have set a total estimated value of \$11,900 for all of the equipment. There is one (1) police department vehicle (2003 H2 Hummer) leaving the fleet and available for auction. First Selectman Michael J. Freda and Chief of Police, Thomas McLoughlin have set a reserve of \$11,500 for the vehicle. If the reserve is not met, the Town may have the option to take said vehicle to an alternate auction location with the same reserve.

Mr. Doheny motioned with a second by Mr. Sturtz to approve the resolution.

Vote: Freda – Yes, Doheny- Yes, Sturtz- Yes

Mr. Freda noted that there were no appointments this evening. He noted that Mr. Sturtz had several recommendations of individuals interested in serving and those would be considered for the next BOS meeting.

Bond Releases / Reductions –

- 555 Universal Drive, Price Club – Parking Lot Modifications, release entire bond balance in the amount of \$50,000.00.
- 555 Universal Drive, BJ's Wholesale Club, Inc – Retail Fueling Facility, release entire bond balance

in the amount of \$50,000.00.

- 555 Universal Drive, BJ's Wholesale Club, Inc., release entire bond balance in the amount of \$15,000.00.

Mr. Doheny motioned with a second by Mr. Sturtz to approve the bond releases as presented.

Vote: Freda – Yes, Doheny- Yes, Sturtz- Yes

Property Tax Refunds –

- Cochrane, William H, 49 Forest Hill Road, North Haven, CT 06473, in the amount of \$73.25.
- DeCrosta, Richard M, DeCrosta, Roxanne, 12 Dogwood Road, North Haven, CT 06473, in the amount of \$17.89.
- GMAC, 9401 James Avenue S, Suite 140, Bloomington, MN 55431, in the amount of \$90.11, and in the amount of \$136.53, and in the amount of \$94.80, and in the amount of \$106.08.
- Honda Lease Trust, 600 Kelly Way, Holyoke, MA 01040-9681, in the amount of \$175.16.
- Kinnare, Mairead E. and Kinnare, Mairead E., 150 Rimmon Road, North Haven, CT 06473, in the amount of \$51.54.
- Raffone, Richard, 59 Patten Road, North Haven, CT 06473, in the amount of \$9.16.
- Spader, Walter M Jr., 15 Leighton Court, North Haven, CT 06473, in the amount of \$45.04.
- USB Leasing LT, 1850 Osborn Avenue, Oskosk, WI 54902, in the amount of \$116.14.

Mr. Sturtz motioned with a second by Mr. Doheny to approve the property tax refunds as presented.

Vote: Freda – Yes, Doheny- Yes, Sturtz- Yes

Mr. Freda stated that the next meeting of the Board of Selectmen is on Thursday, April 5, 2012 at 7:00 p.m. in the community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

Mr. Freda asked for public comment.

Mr. Fowler, Todd Drive, stated that since the last Board of Selectmen's meeting there have been several national incidents of child abuse. He spoke of a recent case regarding a young girl, Savannah Hardin, an 11 year old child in Georgia who was killed by her grandmother and stepmother, run to death for the simple act of eating a candy bar. He and his wife decided to step up and have a candy bar campaign, passing out candy bars in Savannah's memory 100% funded by them. He then passed out candy bars to the selectmen. Mr. Freda thanked Mr. Fowler and noted that we are moving forward on this initiative. We have already had a meeting and planning a second. We have brought in BH Care and working with our Community Services Department and will be working to get the school to take a more active role. We will be recognizing Child Abuse Awareness month in April, coinciding with the National Child Abuse Awareness Campaign.

Mr. Jim Leahy, Regency Drive, stated that he can't understand how the state was able stop the Yale New Haven Emergency Room project since it would be privately funded. Mr. Freda noted the paradox of North Haven being denied the Yale Emergency Room facility last year based on testimony and objection from a competing hospital in Meriden and the fact that the State overruled us to have an adult book store on Northern Washington Avenue. He explained that the Office of Health Care Access is responsible for the decision. There was an objection that carried a lot of weight at the State level. Mr. Leahy asked regarding the bonding package will a sealed bid process be used. Mr. Freda explained yes, and that he has put a team together to handle all phases of the project.

Mr. Leahy noted that he still disagrees with Mr. Freda on the fund balance and feels that it is high at 8%. Mr. Freda said that he is keeping it at 8% for a variety of reasons including our favorable rating. Mr. Leahy agrees with Mr. Freda regarding the Quinnipiac Housing and thinks it's a great concept that will favor the Town.

Alan Sturtz stated that what he loves about North Haven is how much it cares about its community. He stated that on March 12th he will be participating in the St. Baldrick's Foundation fundraiser at the North Haven Middle School, a campaign to help fight childhood cancer. He is proud to announce that he will be one of the

fundraisers getting their head shaved. He would appreciate any support for the cause, his tagline is childhood and cancer are two words that should never be in the same sentence.

Ann Ruocco, Ansonia Drive, asked if you go to the new medical center that is being built, can you still utilize St. Raphael's Hospital. Mr. Freda advised you could. Mrs. Ruocco asked about the voting signs and why they were not up for the referendum. Mr. Freda and Ms. Sadosky advised that they were in fact put up six days prior to the referendum. Mrs. Ruocco noted that she does not feel the sign on Sachem gets seen. Mrs. Ruocco also stated that the Town can't put up signs on Town property that indicate how you should vote. Mr. Freda stated that we did check it out with the Town Attorney and the State Elections Commission and we were told it was okay. Ms. Ruocco related some history to the subject that is to the contrary. Mr. Freda asked if she would like to share the letters she has from the State. Mrs. Ruocco also commented that regarding Orchard Hill being used again as the Middle School, she remembers that it was closed because the facility was not conducive to the needs of the Middle School, due to small stairwells and hallways. She also noted that the vote that decided the school's fate was the day of hurricane Gloria and many people did not get out and vote. The school was sold.

Walt Spader, Leighton Court, thanked and commended the Registrars for their plan and all the work they put into the redistricting. They worked very hard with what they were given from the State. He feels the plan they put together is commendable and will work better with the public, since many will not know of the changes despite the notice the Registrars will be providing. He also thinks it is a good thing for North Haven that we will now have two Senators.

Richard LoPresti, Sentinel Hill Road, mentioned that he would like to clarify that during the discussion regarding housing for the Quinnipiac graduate students the word dormitory was used, and that is not the right word. This will be mixed used housing through private developers. It will benefit the Town by having young professionals who will occupy that area and provide the potential for other business to populate the area. Mr. Doheny noted that he is aware of several projects, Sacred Heart, West Conn, and Central where a private developer has done a similar project separate from the University and it has worked out very well.

Ann Ruocco asked if the housing is owned by private developers how do you control only renting to students. Mr. Freda explained that the developers focus in on that demographic. 700 to 800 square foot units designed for one post graduate medical student, rather than units accommodating multiple students. Mr. Doheny also noted that there will most likely be a property manager on site to oversee the complex. Mr. Sturtz added that the post graduate students will be young professionals focused on study and working as well. Mr. Freda added that the goal is to provide housing outside of the residential areas.

Mr. Fowler stated that for the last six years on Todd Drive directly across from him, there is a privately owned home rented to Quinnipiac undergraduate students and they have never had a problem, they have been perfect neighbors.

John Heeran, Debra Lane, agreed with Mr. Sturtz that the students will be more mature and he thinks it will be an asset to the Town.

Mr. Freda summed it up by stating that if we look at our neighbors in Hamden there are approximately 8,000 students. Here we are looking at about 500 post graduate students. If we just let it unfold and not work with the private developers, the students may then just go into the neighborhoods, or Quinnipiac may purchase homes, and we would lose the tax revenue on those homes. We are focused in on providing a mixed use complex housing 500 adult students, and other business around it, and putting a fully developed facility on the tax roll.

Mr. Leahy, pointed out that the housing would not just be medical students it would also be for employees and medical people who need housing. He also recommends making the units into condos because they will need working kitchens. Mr. Freda advised that he has met with one developer already and they are working in that direction.

Mr. Freda asked for any additional public comment. Hearing none and seeing none, Mr. Freda motioned to adjourn the meeting at 8:30 pm.

Vote: Freda – Yes, Doheny- Yes, Sturtz- Yes