

**MINUTES OF THE CHESHIRE TOWN COUNCIL MEETING HELD ON TUESDAY,  
FEBRUARY 9, 2016 IMMEDIATELY FOLLOWING THE 7:00 P.M. PUBLIC  
HEARINGS IN COUNCIL CHAMBERS, 84 SOUTH MAIN STREET,  
CHESHIRE CT 06410**

Present

Robert Oris, Chairman; Paul Bowman, Vice Chairman; Councilors - Michael Ecke, Patti Flynn-Harris, Liz Linehan, Thomas Ruocco, Tim Slocum, Peter Talbot.

Absent: Sylvia Nichols

Staff: Town Manager Michael A. Milone; James Jaskot, Finance Director; Town Attorney Alfred Smith; Town Planner William Voelker; Economic Development Coordinator Gerald Sitko; Fire Chief Jack Casner; Fire Marshall John Andrews.

Guest: Ann Belcher, CHA, and Paul Michalowski, Energy Commission.

**2. PLEDGE OF ALLEGIANCE**

The group Pledged Allegiance to the Flag.

**3. ITEMS FOR EXECUTIVE SESSION**

**None.**

**4. PUBLIC COMMUNICATIONS**

**A. Introduction of new Fire Marshal John Andrews.**

Chief Casner introduced Fire Marshal Andrews to the Council, stating he started in his CFD position on January 25th. He highlighted Fire Marshal Andrew's experience in the CFD for six years, 19 years with the Wallingford CT CFD, last 10 years a Deputy Fire Marshal.

On behalf of the Council, Chairman Oris welcomed Fire Marshal Andrews to his new position in Cheshire, and looks forward to working with him.

Councilors personally congratulated Fire Marshal Andrews, wishing him success in his new position.

**B. Public Comments. None.**

**5. APPROVAL OF MINUTES - Regular Meeting of January 12, 2016;  
Special Meeting of January 26, 2016.**

MOTION by Mr. Slocum; seconded by Mr. Talbot.

MOVED to approve the minutes of the Regular Meeting of January 12, 2016 and Special Meeting of January 26, 2016 subject to corrections, additions, deletions.

VOTE           The motion passed unanimously by those present.

**6. CONSENT CALENDAR**

MOTION by Mr. Slocum; seconded by Mr. Ruocco.

BE IT RESOLVED, that the Town Council approves Resolution #020916-1

RESOLUTION #020916-1  
CONSENT CALENDAR FOR FEBRUARY 9, 2016

BE IT RESOLVED, that the Town Council approves the Consent Calendar for February 9, 2016 as follows:

- A. Acceptance and appropriation of \$5,340 grant from the Connecticut Community Foundation for the purchase of software for the Senior Center.
- B. Acceptance and appropriation of aggregate donations of \$1,769 to the Parks Gift Account for a memorial bench for Norf Petrucci.
- C. Acceptance and appropriation of a \$100 donation from Milone and MacBroom To the Parks Gift Account for general purposes.
- D. Acceptance and appropriation of a \$500- donation from the First Congregational Church of Cheshire to the Cheshire Fuel Bank.
- E. Acceptance and appropriation of a \$5,000 donation from Alexion Pharmaceuticals to the Police Gift Account training, equipment and technology.
- F. Acceptance and appropriation of a \$5,000 donation from Alexion Pharmaceuticals to the Fire Gift Account for general purposes.
- G. Acceptance and appropriation of a \$50 anonymous donation to the Human Services Gift Account for general purposes.
- H. Acceptance and appropriation of a \$5,323 grant from the Department of Mental Health and Addiction Services Local Prevention Council Grant for substance abuse activities.
- I. Acceptance and appropriation of a \$25 donation from the First Congregational Church Pre-School & Day Care Inc. to the Library Gift Account for Library Materials, furniture and computers.
- J. Acceptance and appropriation of a \$100 donation from Martin Cobern in memory Of John Harris to the Library Gift Account for Library materials, furniture And computers.
- K. Acceptance and appropriation of a \$25 donation from Jane D. Weiss Family Foundation Inc. to the Library Gift Account for Library materials, furniture and computers.

- L. Acceptance and appropriation of a \$250 donation from Cathleen Devlin in Honor of Joan Devlin to the Library Gift Account for library materials furniture and computers.
- M. Acceptance and appropriation of a \$1,500 grant from the Connecticut Humanities Council to the Library Gift Account for the South Asian Cultural Festival.
- N. Acceptance and appropriation of a \$50 donation from Cathleen M. Devlin To the Jitney Bus Fund for general purposes.
- O. Acceptance and appropriation of a \$90 donation from various Senior Center Donors to the Jitney Bus Fund for general purposes.
- P. Authorization to apply for a \$5,000 Historic Documents Grant for converting land records to the current Town Clerk System.
- Q. Acceptance and appropriation of a \$75 donation from the Patti Flynn-Harris 2015 campaign to the Cheshire Fuel Bank.
- R. Acceptance and appropriation of a \$740 donation from Paint Social Art To the Parks Gift Account for a memorial bench for Norf Petrucci.

**7. ITEMS REMOVED FROM THE CONSENT CALENDAR**

**8. OLD BUSINESS**

**9. NEW BUSINESS**

**A. Approval of amendments to the elderly tax relief ordinance Section 17-6.**

MOTION by Mr. Slocum; seconded by Ms. Flynn-Harris.

BE IT RESOLVED, that the Town Council approves Resolution #020916-2

**RESOLUTION #020916-2**

BE IT RESOLVED, that the Town Council approves the following amendment to the qualifying incomes and the extension of the Local Elderly Property Tax Credit Program Ordinance Section 17-6;

***Sec. 17-6. Property Tax Relief; owner's abatement program for certain elderly and/or disabled homeowners.***

(a) (11) This section (17-6) shall be in effect for the Grant List of October 2015 for FY 2016-2017 until September 30, 2016, at which time it shall be automatically repealed.

This amendment will take effect 21 days after publication.

Discussion

Mr. Slocum commented on this generous income based program for the elderly residents, its being better than the State program, and the increases approved each year by the Council.

Chairman Oris stated this is an important task for the Council to insure the elderly citizens can maintain residency in Cheshire, and continuance of this program. Over the next year, he said the Council will try to identify more areas of assistance to the elderly.

VOTE The motion passed unanimously by those present.

**B. Approval of amendments to the elderly tax freeze ordinance Section 17-15.**

MOTION by Mr. Ecke; seconded by Mr. Bowman.

BE IT RESOLVED, that the Town Council approves Resolution #020916-3

RESOLUTION #020916-3

BE IT RESOLVED, that the Town Council approves the following amendment extending the elderly tax freeze ordinance Section 17-15:

***Sec. 17-6 - Elderly Tax Freeze***

(a) Pursuant to the provisions of Connecticut General Statute 12-170v, eligible elderly homeowners may apply and if qualified, pursuant to said such statute, receive property tax relief set forth in said Statute for taxes due on the Grand List of October 1, 2015 for Fiscal Year 2016-2017.

(b) This section shall be in effect until September 20, 2016, at which time it shall be automatically repealed.

This amendment becomes effective 21 days after publication.

VOTE The motion passed unanimously by those present.

Mr. Ecke commented on the need to review both elderly programs for more efficiency and to better serve Cheshire's senior citizens, and to possibly expand the programs.

It was pointed out by Mr. Milone that the State programs have not increased credits in over 25 years, and they are 1/3 of the Cheshire credits. The State income limits for couples is \$42,900, and singles \$35,000. Cheshire's income limits are couples \$57,700 and singles \$53,700. Mr. Milone noted that Cheshire's program is very expansive, and was the first town in the State to do a tax freeze program.

**C. Appointment of Sub-registrars of Vital Statistics.**

MOTION by Mr. Ruocco; seconded by Mr. Talbot.

BE IT RESOLVED, that the Town Council approves Resolution #020916-4

RESOLUTION #020916-4

BE IT RESOLVED, that the Town Council appoints Daniel J. Ford and John W. Ford as Sub-registrars of Vital Statistics for the term January 4, 2016 through January 1, 2018.

Discussion

Mr. Talbot stated this is a routine appointment that complies with the term of the Town Clerk.

VOTE The motion passed unanimously by those present.

**D. Call for Public Hearing for the FY 2016-2017 General Operating Budget Water Pollution Control Department Fund Operating Budget, and Community Pool Fund Operating Budget.**

MOTION by Mr. Slocum; seconded by Ms. Flynn-Harris.

BE IT RESOLVED, that the Town Council approves Resolution #020916-5

RESOLUTION #020916-5

BE IT RESOLVED, that the Town Council will hold a public hearing at 7:00 p.m. on Tuesday, March 29, 2016, in Council Chambers, Town Hall, 84 South Main Street, Cheshire Connecticut to consider the proposed General Fund Operating Budget for fiscal year 2016-2017, the proposed Water Pollution Control Department Fund Operating Budget for fiscal year 2016-2017, and the Community Pool Fund Operating Budget for fiscal year 2016-2017.

BE IT FURTHER RESOLVED, that the Town Manager shall cause a notice of said public hearing to be posted and published according to law.

Discussion

Mr. Ecke stated he has talked to Chairman Oris about a second public hearing on the budget. The first hearing is held for the proposed Town Manager's budget, and he

recommends a second hearing at the end of the budget workshops for review of the final budget. He requested the Council consider his recommendation.

Ms. Linehan stated her support of a second public hearing on the budget.

Mr. Slocum, Budget Chairman, stated this recommendation would be taken under advisement.

VOTE The motion passed unanimously by those present.

**E. Authorization to apply and set public hearing for a Small Cities CDBG Grant for Cheshire Housing Authority rehabilitation and repair projects.**

MOTION by Mr. Bowman; seconded by Ms. Flynn-Harris.

BE IT RESOLVED, that the Town Council approves Resolution #020916-6A

RESOLUTION #020916-6A

BE IT RESOLVED, that the Town Council authorizes application for a 2016 Community Development Block Grant Public Housing Program grant for \$800,000 on behalf of the Cheshire Housing Authority for repair and renovation of Rumberg Road and parking areas at Beachport, several apartments and Beachport, and 866 Boulder Road; and

BE IT FURTHER RESOLVED, that Town Manager Michael A. Milone is authorized to execute any and all documents for said grant application.

Discussion

Mr. Milone informed the Council that the Town has learned it can only submit one application for the Small Cities Grant. Two agencies - Human Services and Cheshire Housing Authority applied for the grant. Human Services is applying for a \$400,000 revolving loan program for income eligible homeowners. CHA also has an application. The Town was informed by DOH that only one agency can apply for the grant even though one is the Town and one is the Housing Authority, with different financing requests. Mr. Milone asked the Council to proceed with the matter at this meeting, and at the February 23rd meeting more information will be available for Council to decide on which applications to proceed with. More analysis will be done. The CHA application does include the Boulder Knoll property. If the Council does not transfer this property to CHA it can be pulled prior going ahead with the application.

When the first grant was discussed, Ms. Flynn-Harris thought it had a short time frame for application. She asked whether the time frames are the same for both application.

The time frames are the same and Mr. Milone said they have a once a year window, with the next one April 2017. The only difference between Human Services and CHA is that Ms. Piccerillo must have a number of potential loan recipients lined up prior to

submission of the grant. There is a notice on the website and in the newspaper soliciting potential applicants. Without a pool of applicants the Town cannot proceed with that grant application. CHA is also looking for applicants.

Ann Belcher, CHA Member, 50 Rumberg Road, summarized the CHA application for maximum funding of \$800,000. She defined the need for road and sidewalk work at \$500,000, upgrade of apartments at \$75,000 for 2 additional ADA compliant units, upgrade of alarm system at \$90,000, and renovations to the Boulder Knoll property at \$135,000 (kitchen and bedroom and exterior repairs). Ms. Belcher noted there is a grant requirement for a commitment from the Town to CHA for the Boulder Knoll Property.

VOTE The motion passed unanimously by those present.

MOTION by Mr. Bowman; seconded by Mr. Ruocco.

BE IT RESOLVED, that the Town Council approves Resolution #020916-6B

RESOLUTION #020916-6B

BE IT RESOLVED, that the Cheshire Town Council will conduct a public hearing on March 8, 2016 at 7:00 p.m. at Town Hall, 84 South Main Street, Cheshire CT 06410 to discuss the Fiscal Year 2016 Community Development Block Grant Program and to solicit citizen input.

Maximum award limits: \$700,000 for public Facilities; \$700,000 for Public Housing Modernization of 25 units or less, or \$800,000 for 26 units and over; \$500,000 for Infrastructure; \$400,000 for Housing Rehabilitation Programs for single towns; \$500,000 for two-town consortium; and \$600,000 for three or more towns; \$25,000 for Planning Only Grants; \$500,000 for Economic Development Activities; and \$500,000 for Urgent Need.

Major activity categories are: Acquisition, Housing Rehabilitation, Public Housing Modernization, Community Facilities, Public Services and Economic Development. Projects funded with CDGB allocations must carry out at least one of three National Objectives: benefit to low and moderate income persons, elimination of slums and blight, or meeting urgent community development needs.

The purpose of the public hearing is to obtain citizens' views on the Town's community development and housing needs and review and discuss specific project activities in the areas of housing, economic development or community facilities which could be part of the Town's application for funding.

Also, the public hearing will be to give citizens an opportunity to make their comments known on the program and for approval of the Program Income Reuse Plan. If you are unable to attend the public hearing, you may direct written comments to the Town of

Cheshire, Town Manager's Office, 84 South Main Street, Cheshire CT 06410, or you may telephone (203) 271-6660. In addition, information may be obtained at the above address between the hours of 8:30 a.m. and 4:00 p.m. on Monday through Friday.

The Town Manager, on behalf of the Town of Cheshire, anticipates applying for the maximum grant amount of \$800,000 under the Public Housing for 26 units and over program. In addition, the Town will create a revolving loan fund with program income (principal and interest) generated from the grant for a housing rehabilitation loan program.

The Town of Cheshire promotes fair housing and makes all programs available to low- and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or handicap.

VOTE           The motion passed unanimously by those present.

**F.     Allocation of \$4,000 for an Electric Vehicle Charging Station.**

MOTION by Mr. Talbot; seconded by Ms. Flynn-Harris.

BE IT RESOLVED, that the Town Council approves Resolution #020916-7

**RESOLUTION #020916-7**

BE IT RESOLVED, that the Town Council, pursuant to the recommendations of the Energy Commission, allocates \$4,000 from the \$18,000 CT Clean Energy Communities Program grants for Renewable energy projects that the Town has received to contribute to the development and installation of an Electric Vehicle Charging Station (EVCS) to be located at 1021 South Main Street, provided that the EVCS is available to the public at all times it is operated and that any charges for its use are uniform and reasonable as to all users.

**Discussion**

Mr. Talbot stated the Energy Commission is in favor of the EVCS, and has brought the matter forward to the Council. The total cost for the station is \$16,000. \$8,000 will come from CT DEEP; \$4,000 from the Big Y Company; and \$4,000 from the CT Clean Energy Grant. It is Mr. Talbot's understand from Energy Commission discussions that this would include four (4) charging units located in the shopping plaza.

Regarding charges, Ms. Linehan asked about their being uniform and reasonable to all users.

The Council was told by Town Manager Milone that the grant requires the first three years of use to be free, and after that there are charges based on the market rate from other charging stations in the State. PURA can impose the rate. Cheshire is not



responsible for any costs after the \$4,000 grant funds, and any costs are incurred by the Big Y Company.

Paul Michalowski, Energy Commission Member, 25 Gateway Court, explained the DEEP application is through Big Y, with a commitment to make the charging station available to the public at no fee for the next three years. If the applicant charges a nominal operating fee for operating expenses for the first three years they must submit a business plan. Big Y pays for the electricity, with no cost to the Town of Cheshire. The grant comes from the State Clean Energy Program, The Bright Ideas Grant, with \$18,000 now in the grant. The Town receives points for its energy programs which equate to \$10,000, which was matched by Eversource. At the Fall Festival the Commission gave out \$8,000 worth of LED lights to citizens. Mr. Michalowski stated the State DEEP is very involved and committed to the EVCS charging station program in Cheshire, which is a prime location with access to major roads and highways. The Energy Commission is requesting allocation of some of the grant funds to Big Y as a good faith effort by the Town with the \$4,000. The program is supported by the Edison Company of Ohio, owner of the shopping plaza, and has received good local publicity and citizen appreciation of the station.

This has come before the Council before and Mr. Slocum noted it was for a charging station at Town Hall parking lot. He asked how many people can be served by the EVCS.

There will be four (4) charging units at the Big Y store location, and Mr. Michalowski said vehicles are charged 15 minutes to one hour, with a range of about 200 miles on the electric vehicle. There is a station in Old Saybrook that receives great usage.

Mr. Ruocco asked about the grant funds being used for municipal purposes, and what happens if Big Y leaves the Town.

In response, Mr. Michalowski explained the timing for the EVCS grant died, so this is a private enterprise project with Big Y. It is unknown what would happen if Big Y leaves Cheshire.

Mr. Ruocco would rather see grants allocated for municipal projects, and commented on some users of the charging station coming from other towns when it should be for Cheshire residents.

According to Mr. Michalowski there are many Cheshire residents using charging stations in New Haven and Hartford. He noted that people coming into Cheshire will increase local business.

VOTE            The motion passed 7-1; Ruocco opposed.

**G. Request for Zoning Exemption for Town Pumping Stations.**

MOTION by Mr. Bowman; seconded by Mr. Ruocco.

BE IT RESOLVED, that the Town Council approves Resolution #020916-8

RESOLUTION #020916-8

BE IT RESOLVED, that the Town Council, pursuant to Section 8-2 of the Connecticut General Statutes and in the interest of protecting the health, safety and welfare of Town residents through the proper handling of wastewater discharges, requests a review and comments from the Planning and Zoning Commission regarding a proposed exemption for municipally owned sewer pump stations from the Cheshire Zoning Regulations.

Discussion

Mr. Bowman stated the request for exemption of pump stations from zoning regulations is reasonable, noting Cheshire has 10 stations, with 9 of them in remote locations. These stations need upgrades over time, and the Cook Hill Pump Station is in need of upgrade and should be free from zoning concerns. This resolution will waive zoning regulations for all of the Town's pump stations.

It was stated by Mr. Slocum that he has concerns that this issue is before the Council, and he thought pump stations were already exempt from zoning regulations. He said this could be an unnecessary exercise.

Town Planner Voelker explained that all municipal uses are special permit uses under the zoning regulations and 8-2 CGS. This statute states that unless exempted by the legislative body all municipal uses are subject to zoning regulations.

Mr. Slocum commented on this going beyond the scope of reasonableness that the Town is not exempt from zoning regulations. He cited the need for an exemption on the issue of the height of the pool building, and this was irritating to him.

Attorney Smith stated his understanding of frustrations, but the law is the law. Section 8-2 CGS says that unless a town's legislative body moves to exempt municipal property from zoning regulations, they are subject to these regulations. Town Planner Voelker can talk about the necessity of this exemption, the health and public safety benefits of exemption, and making essential services available to the Town. Such an exemption should be used sparingly, and Attorney Smith said he would not support a recommendation if there was a better and more efficient way to address the issue of necessary pump stations.

The Council was told by Mr. Voelker that WWTP project went to PZC as a capital project for special permit, as was the Meriden CT water pump station.

Chairman Oris stated his understanding to refer this matter to PZC for their thoughts and input. If the Council desires it can take the exemption without going to PZC, but is

choosing to get PZC's input. It is a health and safety issue, and Mr. Oris said pump stations that are not working can be a big problem. He supports the reasons for exemptions, referring the matter to PZC for their recommendation, with the Council making the final decision on a health and safety issue.

Town Attorney Smith stated Mr. Oris is correct, and it is within the power of the Council to make the exemption. There is nothing in the statute that requires information from the PZC.

This is a courtesy to the PZC and Mr. Voelker does not anticipate anything coming of the Commission to interfere with the Council's judgment with respect to the exemption issue.

Chairman Oris commented on the Town not taking advantage in terms of this regulation, but there must be some real reason for the Council to take action. There is a public health and safety issue involved with this matter, and flexibility is needed.

With regard to the PZC review, Ms. Flynn-Harris asked for clarification on what they will review, i.e. all the pump station locations, or the Cook Hill station.

From his perspective, Mr. Voelker stated the Council should let PZC know it is being requested to do an exemption, and that WPCA made this request.

Town Manager Milone commented on moving ahead with the Cook Hill pump station, and this happening with other pump stations in the future. The exemption request could come back to the Council with each situation, and he asked if there should be a blanket exemption for all pump stations. The Cook Hill work starts in the summer. Elim Park expansion has caused increased activity in this pump station; it breaks down frequently; equipment must be upgraded to handle the volume and stuff that ends up in the pump station. For safety reasons the pump station needs an upgrade, be made easier to get in and out of for crew work, and accommodate the increased load. Elim Park donated \$150,000 towards the project.

Ms. Flynn-Harris hesitates to go with a blanket exemption, and said WPCA and PZC can return to the Council with their views on exemptions. We can take one station at a time, waive the zoning regulations, and things depend on the demand of the Cook Hill station operation.

Stating he understands the frustrations cited, Mr. Bowman noted the list of the pump stations in the underlying zones are non compliant to begin with. The town is not going on anyone's property, and will be within the setbacks and property lines etc.

Mr. Slocum supports getting exemptions for pump stations already built.

The Council was informed by Mr. Voelker that if WPCA needed to build a pump station in the I-2 zone, they would have to buy 3 acres of land.

This should all be subject to review, and Mr. Slocum said then exemptions could be made, and this is how to handle it. We are not exempting something not yet built.

If pump stations are now working, Chairman Oris said Councilors will be receiving calls from constituents...so it is not a reach for the Council to make a decision.

VOTE The motion passed unanimously by those present.

**H. Allocation of funds for Civil War Monument restoration.**

MOTION by Mr. Slocum; seconded by Ms. Flynn-Harris.

BE IT RESOLVED, that the Town Council approves Resolution #020916-9

RESOLUTION #020916-9

BE IT RESOLVED, that the Town Council allocates up to \$25,000 for restoration of the Civil War Monument on the Town Green from the Public Works Budget.

Discussion

Mr. Slocum explained the monument was erected after the Civil War, is the third oldest in the State, and public funds built the monument. There will be a celebration in July for the 150th anniversary of the monument, and the Town wants to make physical enhancements to the monument, apron of the structure, restore, clean all the bronze plaques, and he supports the resolution.

Mr. Sitko gave a short history of the monument which was in the Council packets. To commemorate the 150th history there will be a celebration on July 9th, to include the Historical Society that is working on the project. For the celebration there will be Civil War enactments. The monument needs serious attention and has not been touched since the 1960's. There will be restoration of the granite and bronze, and Mr. Sitko has found a company from Branford CT to do this work. He reviewed the work to be done by the Town - granite cleaning, pointing, stabilization of the foundation, 15 rosettes to be replaced, plus 5 more for future needs. The cost range is \$10,125 to \$19,704, and the motion is for \$25,000 for the project. Mr. Sitko explained the Congregational Church and Councilor Slocum have been active and supportive of this project. Everything must be coordinated for the work to be done and not conflict with other Town events on the Green.

Chairman Oris thanked Mr. Slocum for his work on this project. He commented on the importance of respecting history, and supports allocation of the funds for the project.

VOTE The motion passed unanimously by those present.

**I. Acceptance of West Ridge Court as a Town Road.**

MOTION by Ms. Linehan; seconded by Ms. Flynn-Harris.

BE IT RESOLVED, that the Town Council approves Resolution #020916-10

RESOLUTION #020916-10

BE IT RESOLVED, that the Town Council accepts West Ridge Court as a Town Road conditional upon the filing of a maintenance bond and recording of the warranty deed for the roadway and the storm drainage and sightline easements, free and clear of all encumbrances.

Discussion

Ms. Linehan read an excerpt from the Public Works inspection report that the road is completed and conforms to standards.

VOTE The motion passed unanimously by those present.

**J. Appointment of Town of Cheshire Representative to the Greater Waterbury Transit District Board.**

MOTION by Mr. Ruocco; seconded by Mr. Talbot.

BE IT RESOLVED, that the Town Council approves Resolution #020916-11

RESOLUTION #020916-11

BE IT RESOLVED, that the Town Council, pursuant to Connecticut General Statute Section 7-273c, appoints Stephanie Ferrall as the Town of Cheshire's representative to the Greater Waterbury Transit District Board for the term current through July 10, 2019.

VOTE The motion passed unanimously by those present.

**K. Approval of successor lease for a portion of the former Casertano Property.**

MOTION by Mr. Slocum; seconded by Mr. Ruocco

BE IT RESOLVED, that the Town Council approves Resolution #020916-12

RESOLUTION #020916-12

BE IT RESOLVED, that the Town Council approves the successor Lease Agreement for January 1, 2016 through December 31, 2016 with Alex Arisco for a portion of the former Casertano property for agricultural purposes, under the terms as presented and attached.

Discussion

Mr. Slocum stated this is renewal of a lease in effect for many years, and the change last year was installation of a fence around the property to protect crops. The property is on Marion Road, and Mr. Arisco does a good job with excellent use of the land.

It was pointed out by Ms. Flynn-Harris that a few years ago the Council talked about insuring leases are equitable to the Town and lessee, and did not increase the rent due to installation of the fencing. She said the Town should look at equitable rent for both parties.

Mr. Milone believes there was a slight increase last year, will check, and inform Council.

The Council was told by Mr. Oris the yearly rental on the subject property is \$2,640. He said Mr. Arisco is a good tenant and goes good work in the property. Mr. Oris asked Attorney Smith to pay particular attention to environmental issues when there is a rental to a farming community, along with insurance issues. Mr. Oris said the insurance limits should be looked at for areas where more insurance should be required.

VOTE           The motion passed unanimously by those present.

**L. Discussion re: Charter Revision Committee.**

Chairman Oris and Vice Chairman Bowman requested Town Manager Milone to develop information on the charter revision process, what it entails, budgetary costs, and summary of the process the Town took many years ago. Mr. Bowman said this is a decision of the full Council, with no action to be taken at this meeting.

In this regard, Mr. Slocum asked whether there were certain Charter things that came up to be reviewed, that started the process.

Mr. Bowman said the thought process is to review the Charter. The first Charter was in 1971, reviewed in 1993-94 when the Council wanted a Charter Revision on things in the Charter. It was a good process; there was good dialogue, open communication; a bipartisan group of citizens going through every chapter; and it has been many years since the Charter was looked at, so it makes sense to look at it. Mr. Bowman said the world is a different place now than in 1994-95...the way municipalities and state do business, the way households are operated...and to look at how the Town is operated makes a lot of sense. A commission can be formed; have 6 Councilors support having a commission; go through the process and look at the Charter. There could be changes or there could be no changes to the Charter.

The issue of how the process starts was raised by Mr. Slocum, i.e. look at boards, commissions, committees, their roles today, and possible changes.

Mr. Bowman said boards, commissions, committees should be looked at, organizationally; some could be combined; new ones could be formed; and, compliance with State statues has changed since the last Charter revision was done.

Stating he is not sure the Charter should be opened, Mr. Ecke said it is worth Council discussion. There can be a list of things to be changed or not changed. The cost estimate is \$30,000, and he does not want to spend money if it is not worth it. With a list of items to be looked at, he would be in favor. And if the Council agrees, it should go forward, and there will be no argument from him if it does not go forward.

Ms. Flynn-Harris pointed out the estimates are based on historical data on the issues and items taken up at the last revision, and \$30,000 and time frame could be less. She suggested the Council caucuses bring items forward to get a better idea of the estimate of cost and time.

Stating this makes sense, Mr. Bowman believes the Council has great ideas, and the last revision had input from residents, Town employees, professionals and Councilors. There should be concerns about the costs. He commented on the Town paying \$9,000 for a consultant for a fire truck, and in looking at \$30,000 to manage the Charter from a legal perspective...it is money well spent.

A process should be in place to decide on whether the Charter Revision is necessary. Mr. Ecke agreed with Mr. Bowman; the caucuses should meet, get ideas from residents, employees, and interested people, who believe there are concerns.

Mr. Ruocco said Charter Revision has been expressed in the past, but now there is other work to be done by the Council. The Charter belongs to the public, and a good solicitation of residents is needed in the process.

Chairman Oris will discuss the process with the Town Attorney. There could be a committee selected by the Council, 5 to 15 people, with only 1/3 of them holding public office. He agrees it is the public's Charter, and there will be a need to reflect what the community thinks is right today. It would be an open and honest Charter revision with extensive public input.

**M. Appointment of Town Historian.**

MOTION by Ms. Flynn-Harris; seconded by Mr. Bowman.

BE IT RESOLVED, that the Town Council approves Resolution #020916-13

**RESOLUTION #020916-13**

BE IT RESOLVED, that pursuant to Town Council Resolution #021412-6, as attached, and the Connecticut State Statutes Section 7-148(5)(D), the Town Council appoints Jeanne R. Stewart Chesanow of 214 Cornwall Avenue as the Cheshire Town Historian for the term February 1, 2016 through January 31, 2018.

Discussion

Jeanne Chesanow, 214 Cornwall Avenue, Town Historian, thanked the Council for her reappointment. Ms. Chesanow reviewed her priorities as Town Historian, and spoke briefly about her accomplishments 2014-2016.

Establishment of a good relationship with the Historical Society which continues to today; tours and scripts for Society events; accurate research, writing about facets of Cheshire history; working on a commemorative book for the upcoming dedication of the Soldiers' Monument; worked on detailed plan for Heritage Monument for W.S.

Development project which is now shelved; completion of Glaciers to Greenhouses book on the changing landscape of Cheshire, Ice Age to present time; Public speaking engagements; involvement in public observations and celebrations; conveying a sense of pride, positivity, and advocacy in Cheshire; CH 3 TV, New Haven, Ziptrip of Cheshire; writing wording for small sign at the spur off the main area of the Farmington Canal Trail.

Chairman Oris thanked Ms. Chesanow for her service as Town Historian.

VOTE The motion passed unanimously by those present.

**10. TOWN MANAGER'S REPORT AND COMMUNICATIONS.**

**A. Monthly Status Report.**

**B. Department Status Reports.**

**C. Other**

Finances - Quarterly Financial Report completed by Mr. Jaskot; \$500,000 surplus for this fiscal year. WPCD budget surplus of \$100,000; Pool Budget should end with a surplus; there are ample resources to pay the project, with costs charged back to the project.

Claims Commissioner - has 90 days (not 60 days) to make a decision; it is hoped the legislative delegation will speed up the process.

Monthly Financial Report - another hit to Cheshire on the Governor's budget of \$140,000 this year, accounted for in the report; and \$150,000 next year.

Potential Debt Refinancing - there is good news that refunding can be done; could be \$6 to \$10 million; \$200,000 to \$300,000 in terms of debt savings.

CCM Prescription Program - data on this program is in the packets; it was adopted two years ago for free prescriptions to residents; \$25,670 realized in savings; there is a public relations effort ongoing to rekindle resident interest in the program.



Public Works Project List - milling and paving schedule for next summer is in the report; Mr. Noewatne and Mr. Gancarz will visit a Council meeting and explain the department projects. The building blitz program is ongoing by PW and Parks and Rec crews -- painting and doing work in Town buildings.

Creamery Road Bridge Completion - the project is done and under budget, thanks to the work of the Town Engineers.

South Main Street Pedestrian Crossing - there are two areas, South Main Street Everybodys Plaza and Rite Aid Store. Mr. Milone met with State representatives, had an amicable resolution with the State taking up all the design, engineering work and permitting. Modifications were made; the State will approve so the Town can do the work for half the cost, \$10,000 to \$20,000, out of the PW budget. Work starts in the spring.

Cell Tower Update - the tower is at the WWTP site, but is not yet activated; there are two pending applications (AT&T and Verizon); there are no plans to move ahead with construction, and when plans are in place we will have estimate date of activation. Some residents are opposed to the tower, have concerns about horizontal emissions, and are requesting more information on the issue. Once information is received it will be shared with the Council.

CIRMA Risk Management Achievement Award - Cheshire received the 2016 award to be presented at the annual CIRMA meeting.

YMCA Awards - Cheshire Human Services received the award, to be presented on March 16th at the annual event of the YMCA.

Library Fine Amnesty Week - 1,347 items returned with waived fines, and 189 pounds of food collected for the Food Pantry.

Chesprocott Public Health Focus Group Session - the session takes place on February 29th, at the Cheshire Library, 6:00 p.m. with the focus on health care concerns in Cheshire.

Upcoming Meetings - Special Council Meeting February 23, 2016, 7:00 p.m. in Room 207.

Town Hall Holiday Closings - Friday, February 12, 2016, Lincoln's Birthday and Monday, February 15, 2016, President's Day.

Mr. Slocum requested a copy of the master schedule for the community pool.

Mr. Milone stated there is a new, higher occupancy load for the pool building. Weekend competition meets will be scheduled, with the public informed in advance on the website. The pool is open 52 weeks a year with the new building. With the bubble

up and down there was a loss of 6 weeks of pool availability, and now there is 8+ weeks and weekends to swim.

## **11 REPORTS OF COMMITTEES OF THE COUNCIL**

### **A. Chairman's Report.**

- i. Referral of Town of Southington's tax exemption request to the Budget Committee.**
- ii. Referral of additional Performance Contracting projects to the Planning Committee.**

Budget Committee - Mr. Slocum will take Mr. Ecke's recommendation for a 2nd public hearing on the budget and discuss the scheduling with Mr. Milone.

Mr. Milone explained he could do a "budget presentation" without a formal public hearing. It is the Council's decision.

### **B. Miscellaneous**

## **12. MISCELLANEOUS AND APPOINTMENTS**

### **A. Liaison Reports**

WPCA - Mr. Slocum reported the Authority has a new chairman, John Perrotti; and they will be reviewing their regulations.

### **B. Appointments to Boards and Commissions**

MOTION by Mr. Talbot; seconded by Mr. Slocum.

MOVED that the following reappointments and appointments be approved by the Town Council.

Economic Development Commission - reappointment of Derek Gromko (D), term of office 2/9/16 to 1/31/20.

Energy Commission - reappointment of Paul Michalowski (D), term of office 2/9/16 to 1/31/20.

Human Services Committee - appointment of Diane Visconti (D) to fill the vacancy of Kristen Selleck, term of office 2/9/16 to 1/31/17.

Library Board - appointment of Terry Grahame (D) to fill the vacancy of Joy Hostage, term of office 2/9/16 to 1/31/20.

Public Safety Commission - reappointment of Nancy Blomstrom (D), term of office 2/9/16 to 1/31/20.

Prison Advisory Committee - reappointment of Travis Daughenbaugh (D), term of office 2/9/16 to 1/31/18.

Youth Services Committee - appointment of Kimberly Turret (D) to fill the vacancy of Lauren Korman, term of office 2/9/16 to 1/31/18.

VOTE The motion passed unanimously by those present.

### **13. TOWN ATTORNEY REPORT AND COMMUNICATIONS**

Attorney Smith reviewed the legal matters in which he has been, and is, involved. Charter Revision memo; questions on the use of the Big Y charging station; questions on the pump station exemption from zoning regulations; working with Building Official Darin on the issues regarding opening of the community pool, temporary certificate of occupancy; reviewing the RFQ for sludge disposal; information received today on an enforcement action by the IWW; working with Town Manager Milone on the development of an information security plan for the Town and importance of developing such a plan for Cheshire.

Ms. Flynn-Harris asked about the extent of the punch list for the pool, and temporary c/o,

Attorney Smith advised he had language regarding certain warranties by Arizon, and questions about potential issues with the Arizon handling system to protect the vents due to recent snow, and handling of the air system.

Town Manager Milone informed the Council that a permanent c/o will be issued and he will get the date to the Council. It changed because the pool was to open without the garage doors installed. Then the opening date was moved out to February 8th, and the garage doors were installed along with several other items.

### **14. COUNCIL COMMUNICATIONS**

#### **A. Letters to Council.**

Mr. Ruocco reported on a letter from Brightwood Painting Company owners, Scott and Tara Krichley of Scott Road, who have offered to do pro bono work, painting at the Yellow House, in appreciation for living and having their business in Cheshire for many years. The Council expressed thanks for this offer.

Mr. Slocum reported on a communication received from a resident about CCM meeting minutes for the public. He passed along the request to Town Hall, but is uncertain if there are minutes available due to the nature of the CCM organization.

Attorney Smith will double check with CCM on their minutes, and does not believe they are a public agency.

**B. Miscellaneous**

**15. ADJOURNMENT**

MOTION by Mr. Talbot; seconded by Ms. Flynn-Harris.

MOVED to adjourn the meeting at 9:32 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk