

MINUTES OF THE CHESHIRE TOWN COUNCIL SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:00 P.M. PUBLIC HEARING ON TUESDAY, MARCH 29, 2016 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Council Chairman Robert J. Oris; Vice Chairman Paul A. Bowman; Councilors Michael Ecke, Patti Flynn-Harris, Liz Linehan, Sylvia Nichols, Thomas Ruocco, Timothy Slocum and Peter Talbot.

Staff: Michael A. Milone, Town Manager; James Jaskot, Finance Director. Supt. Scott Detrick; COO Vincent Masciana.

1. ROLL CALL

The clerk called the roll and a quorum was determined to be present.

2. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

3. TRANSFER OF BOULDER KNOLL PROPERTY TO THE CHESHIRE HOUSING AUTHORITY.

MOTION by Mr. Bowman; seconded by Ms. Nichols.

BE IT RESOLVED, that the Town Council approves Resolution #032916-1.

RESOLUTION #032916-1

WHEREAS, the Cheshire Housing Authority (CHA) has requested the use of, and the assumption of responsibility for, the Town-owned residential structure at 866 Boulder Road, and has requested a commitment from the Town of Cheshire for said use and the subsequent ability to renovate this structure for affordable housing,

NOW, THEREFORE, BE IT RESOLVED, that the Town Council commits this residential property at 866 Boulder Road to the CHA to renovate and manage, pursuant to compliance with the State of Connecticut Conservation Easement on this property, and in accordance with conditions being determined by the Town Attorney and to be approved by the Town Council.

Discussion

Mr. Bowman stated this matter has been discussed previously, and it is the intention of the Town of Cheshire to turn this house over to CHA for management. He said this makes sense. There was discussion about whether there would be a ground lease. The Town Attorney will bring something to the Council for final approval. The resolution on the floor is a commitment from the Town to turn the house over to CHA for affordable housing.

Mr. Ecke asked about the turnover to CHA, and what happens to the person now residing in the house.

Town Manager Milone explained that this person does not qualify for the conditions of affordable housing rental. The resident has been advised of the situation, and he will have to leave in the near future.

Ms. Flynn-Harris commented on a prior question on this matter...how large the actual property is...and it being just the house, and the Town owning the rest of the property.

This is an R-80 zone, and Mr. Bowman said it requires two acres of land. The Town Attorney determined that the land did not have to comply with zoning, and it makes sense to leave a reasonable amount of property for the people who rent the house for personal use. There will be information forthcoming from the Town Attorney. Also, a reversionary clause is being added should CHA no longer want the property, and it would then revert back to the Town.

Ms. Flynn-Harris asked that the present resident be given official notice following approval of the resolution.

Mr. Milone said this would be done.

VOTE The motion passed 8-1; Ecke opposed.

Budget Committee Chairman Slocum stated the next public information session will be held on Tuesday, April 5th. He recommended the Council meet on Monday, April 4th, in order to be prepared to complete the budget work. At the Wednesday, March 30th meeting, there will be discussions on the budget and possible adjustments.

Regarding staff turn around time, Mr. Milone said the April 4th meeting date is workable for presentation of information at the April 5th session. The last public information session had 4 pages of handouts with idea of where cuts and additional revenue would come from for the budget. It was like an overall policy statement with parameters in certain areas.

Chairman Oris supports the Monday, April 4th meeting of the Council.

For the April 5th public information session, Mr. Slocum said Council will provide information on what is being cut, answer questions, and accept public comments.

Mr. Talbot requested clarification on the health care reform act, i.e. 2015 insurance 70% affordable to employees, and increasing in 2016 to 95% affordable.

Mr. Masciana explained that on July 1, 2016 this goes to 95% from 70% this year for 30+ hour employees, offering adequate and affordable insurance. The insurance is offered to the employees who can reject it. The insurance must meet the levels of

reasonable good insurance based on the federal standards. Regarding affordability, the cost cannot exceed 9.5% of an employee's wages; cannot exceed \$1,200 per year; next year it must be offered to 95% of 30+ hour employees. If this is not done, there is a fine of \$2,000 times the number of eligible employees. Anthem provides the adequate coverage and the BOE makes sure it is affordable.

Mr. Talbot asked if there is a sense of salaries and benefits as percent of budget for the towns in DRG-B...i.e. where does Cheshire stand relative to salaries and benefits as a percentage of the budget as compared to the DRG-B. He also asked for information on student/teacher ratio in the DRG-B.

Regarding the "pay for play" charges at the high school, Mr. Oris asked if the Band students pay this fee.

Supt. Detrick said he would check and inform the Council but he believes they do pay this fee.

At the Wednesday, March 30th meeting, Mr. Milone said there will be discussion on the consortium for the stop/loss on medical benefits coverage. Attorney Smith will be present for executive session to discuss pending acquisition.

Mr. Milone distributed a confidential document to the Council, and handouts for the March 30th meeting.

4. DISCUSSION RE: PROPOSED FISCAL YEAR 2016-2017 OPERATING BUDGET. Postponed to March 30th.
5. ADJOURNMENT

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

MOVED to adjourn the special meeting at 9:10 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk

