

MINUTES OF THE SPECIAL TOWN COUNCIL MEETING AND JOINT PLANNING AND ZONING COMMISSION MEETING AS TO AGENDA ITEM 3 ONLY, HELD ON TUESDAY, MAY 24, 2016, AT 7:00 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.

Present

Town Council: Chairman Robert J. Oris, Jr.; Vice Chairman Paul A. Bowman; Michael Ecke, Patti Flynn-Harris, Liz Linehan, Sylvia Nichols, Thomas Ruocco, Timothy Slocum.

Absent: Peter Talbot

Planning and Zoning Commission: Earl J. Kurtz, Chairman; David Veleber, Secretary; Gil Linder, John Kardaras, Louis Todisco. Alternates: Jon Fischer, James Jinks, Jeff Natale.

Staff: Town Manger Michael A. Milone; Finance Director James Jaskot; Town Attorney Alfred Smith; Town Attorney Ryan Suerth; Town Planner William Voelker; Parks and Rec Director Robert Ceccolini; Economic Development Coordinator Jerry Sitko. Vincent Masciana, DOE, Chief Operating Officer.

Guests: David Pelletier, Chairman, Economic Development Commission; Mary Glassman, CT Prime Inc.

1. ROLL CALL

The Clerk called the roll and a quorum was determined to be present of the Town Council and Planning and Zoning Commission.

The group Pledged Allegiance to the Flag.

2. EXECUTIVE SESSION - LAND ACQUISITION

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

MOVED that the Town Council enter Executive Session at 7:05 p.m. to include Town Manager Milone and Town Attorney Smith to discuss Land Acquisition.

VOTE The motion passed unanimously by those present.

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

MOVED that the Town Council exit Executive Session at 7:13 p.m.

VOTE The motion passed unanimously by those present.

3. PLAN OF CONSERVATION AND DEVELOPMENT

PZC Chairman Kurtz acknowledged the Commissioners present for this joint meeting with the Council. Mr. Kurtz noted that for many Commissioners this was the first time working on the Plan. There were many meetings held with input from Town departments, boards, commissions. Mr. Kurtz expressed appreciation to Mr. Sitko, Town Engineer Gancarz, Parks and Rec Director Ceccolini, Regional Water Authority and Mr. Walters, Historic District Commission, Naugatuck Valley COG, Town Planner

Voelker and Planning Department Staff. He noted there was a successful townwide survey with 235 responses in conjunction with work on the Plan.

Town Planner Voelker recognized the Plan work of contributing interns - Ethan Linder and Christine Morico. The Commission are looking for Council input on the POCD. The Plan before the Council is the culmination of two years of work, public hearings, and community and staff recommendations. There will be amendments to the zoning and subdivision regulations, recommendations for the capital projects, sustainability, and meeting requirements of people with special needs.

The first 10 pages of the Plan are introductory findings and consistent with the original plan of the Naugatuck Valley COG and State wide plan. The statute requires findings consistent with the State plan.

POCD Update

Mr. Slocum read the document, is familiar with the process, and noted some excellent proposals in the Plan...developing text changes as necessary which is a good idea for the I-C zone. In that regard, Mr. Slocum questioned whether the Town should take a more proactive role in implementation of its suggestions, and if this can be done.

Industrial Policy - According to Mr. Voelker it is the intention of the PZC to initiate these changes, to retain Cheshire's ability to remain competitive in maintaining the tax base and the Plan incorporates excellent ideas. One recommendation for the industrial zone is to modify the lot area requirement in the I-2 zone to be consistent with the I-1 zone...one (1) acre zoning. There must be an overall access management plan in place, overall development plan, and Mr. Voelker cited Realty Drive as an example. There must be shared parking, shared driveways, minimum impact on the infrastructure, reduction in lot size to enable more competitive development in the I-2 zone. The PZC's intention is to take the lead with these changes.

In the I-2 zone the building coverage ratio would be increased to 35% (from 25%). At the present time Cheshire is 10% lower than surrounding towns. One concern is management of storm water runoff. A regulation would be developed; PZC and Town Council and staff would work closely with the RWA for best practices for storm water management; and enable Cheshire to compete for economic development purposes.

When the Plan is approved, PZC will begin development and implementation of parts of the Plan within a reasonable period of time.

Mr. Slocum asked about land owners in those zones and the process to help them initiate these changes.

There will be referral to changes, and Mr. Voelker said public hearings would be held. Changes on individual properties will involve the property owner. The Commission will be implementing an agenda for the changes.

Mr. Kurtz commented on this process not only attracting new business to Town, but also assisting existing businesses with expansion, increase to 35% coverage, etc.

It was noted by Mr. Voelker that many recommendations are required to satisfy Section 8-23 of the General Statutes.

The issue of availability of utilities was raised by Chairman Oris, i.e. in the north end of Town, and if lack of utilities makes for difficult development.

The Council was told by Mr. Voelker that the WPCA Facilities Plan must be taken into consideration. Town Engineer Gancarz gave the Commission an overview of the Facilities Plan, and RWA representative Walters discussed water issues in the community. The POCD did not deviate from the Facilities Plan, and the statute requires the PZC to incorporate this plan...or argue why it should not be incorporated.

Mr. Voelker stated that current industrial areas will not be expanded, and these areas will be looked at to enable growth within them. This would not require extension of utilities. There can be reduction in lot sizes, increased coverage in areas where there are industrial projects.

Stating she likes the format of the new POCD, Ms. Flynn-Harris noted it is more informal and less restrictive. She commented on the importance of coming up with specific recommendations, and this was not looked at in prior Plans. She asked if the Commission thought to look more for partnerships with prospective developers.

In the Plan there is no specific statement(s) about expansion of sewers to the north end, and Mr. Voelker said this cost would be borne by the developer. There is no suggestion the Town spend money for sewers in the north end, and he does not believe it is necessary in this format. This Plan does not try to remake the community, but tries to take advantage of what is already on the ground, and help it along. The industrial zone land cannot be replaced; the Plan wishes to preserve and protect land use patterns on the ground; and enhance it in ways reasonably possible.

Residential Policy - The Plan looks at accessory dwelling units, changing size of families, definition of "family", provide for families/individuals with disabilities and handicaps, and look at the non-traditional family.

Section 44-A is the Affordable Housing regulation, making them an effective alternative to CGS 8-20g, which overrides local zoning rules.

Section 44 to be reviewed and amended; it regulates residential cluster subdivisions, provides for more open space for recreation/conservation, provides for affordable housing within Cheshire.

Section 42 - Cluster Subdivisions as an effective development option to provide for more usable open space.

Review and amend Subdivision and Zoning Regulations regarding Home Owner Associations (HOA) responsibilities, protection of the Town from inheriting maintenance of improvements under HOAs.

Review and amend Section 5.5 Rear Lots to clarify language and review design standards.

Ms. Nichols is pleased to see encouragement of alternative dwellings for older family members, living with children. She noted 60% of Cheshire's population is over 35 years old, and 40% is over 45 years old. Presentation of changing needs for older people is very good. There are 9,500 households in Cheshire, and only 300 are qualified as affordable housing, with more than 300 families to take advantage of this housing. Ms. Nichols noted that the West Main Street housing project was not required to go before PZC, but Bruce Klein, former CHA Chairman, felt it was important to bring the project through the entire process. These regulations must be tweaked to help the segment of the population in Town who need this type of housing.

Regarding Section 44A, Mr. Oris asked about amendment and review to make more effective alternatives to 8-30g.

The Council was told by Mr. Voelker that 8-30g has a total override of Cheshire's regulations. The goal is to make sure our regulation is consistent with the statute, make it easier to use as an alternative. The Commission will determine what is to be included in this regulation, but there are no specific changes at this time.

Commercial Policy - For the historic districts in Cheshire, the Historic District Commission was helpful and instrumental with the Plan, with a chapter coming from the Commission. Developers near and around the historic districts will show how they use context-sensitive design.

Mr. Sitko commented on the HDC being pleased with the Plan. The Commission spent time coming up with suggestions and recommendations which were included in the Plan.

Special Design District (SDD) - review and amend for more flexibility with SDD projects, consideration to lot area and residential uses; maintain R20A zoning in the Main Street Focus Area; Access Management Plan for Main Street/West Main Street commercial area; development to avoid traffic conflicts; reduction in number of curb cuts; revise zoning regulations to enable village atmosphere to be maintained; C-3 zoning on West Main Street; consider SDD or PAD regulations for areas with West Main focus area.

Ball and Socket property surrounded by a neighborhood which can participate and take care of monitoring West Main Street.

Maintain R20 designation for Cheshire Nursery Project...this facility has been in Cheshire since early 1900's.

Rezone nonconforming residential properties on King Road and No. Brooksvale Road from C-3 to R20.

Emphasize importance of safe pedestrian activity with West Main Street area, and change the perception as primarily "arterial."

Chairman Oris commended the Commissioners and Mr. Voelker for the West Main Street focus area, bringing buildings closer together, with parking in the rear.

Environmental Policy - Mr. Voelker talked about the commitment to purchase of open space along and in partnership with other agencies. Open space purposes fulfill important public purposes, protection of historic and rural character, preservation of environmental resources, enhancement of passive recreation areas, linkage with other open space properties. There must be adoption of the Open Space Maintenance Program.

Historic and Cultural Resources Policy - Mr. Voelker commented on retention of Section 45A - SARDD, review and amending this regulation as necessary; context sensitive design emphasized for development projects that include historic properties within the historic districts; encourage preservation of historic walls, barns, etc. This chapter supports preservation of historical and cultural resources, respect of historical features of municipal buildings.

Section 40.4.7 provides the Commission with authority to determine if projects are in harmony with surrounding areas.

Community Facilities Policy - Mr. Voelker advised that Parks and Rec Director Ceccolini met with the Commissioners, identified potential recreational needs in the community. For capital budget projects the Plan can be referenced.

This chapter includes recommendations for Cheshire Public Library enhanced parking to improve efficiency, encouragement of bike sharing on Linear Trail, maintaining existing trees and planting of new trees, preservation of Senior Center lawn, support of traffic calming techniques, installation of new sidewalks to replace old ones for safe pedestrian access through commercial areas, town center, parks and public places, build and maintain Linear Trail including provision of public parking.

Support improvements to Police and Fire Department facilities in the capital budget. Continue to regulate land use in and around aquifer protection areas, watershed areas and Broad Brook Reservoir.

PZC adopts the 2020 WPCA Facilities Plan.

Continue extension of public roads to facilitate public safety and efficient circulation, with consideration of effect on wetlands, watercourses, and environmental resources.

Ms. Flynn-Harris asked about introduction and findings in conflict with State maps.

Page 10, Item 5 - Mr. Voelker read an excerpt from this section into the record. The PZC worked with RWA, used best management practices, and there is no conflict with State maps.

Cheshire is not an importer of labor in the Naugatuck Valley region, and Ms. Flynn-Harris asked where the labor is coming from.

Stating he was not sure, Mr. Voelker will research and advise.

Mr. Sitko said the labor comes from inside and outside the 19 NVCOG towns, and he can provide the numbers to the Council.

Ms. Nichols commented on regulations being onerous and need for common sense. She is impressed with the Commission and Mr. Voelker's work on the Plan with a common sense approach. The hard work is just beginning, and this Plan is a road map. Ms. Nichols said over regulation is a detriment to the community, and Cheshire is moving in the right direction. She thanked everyone for their efforts and hard work, and the common sense approach to many issues.

Mr. Bowman expressed appreciation to everyone involved in the process for the Plan, noting much thought went into the process. The Plan is an impressive document, creative, a collaboration of many departments and people, covering all the areas that needed to be covered.

Mr. Ruocco stated we want to make the Town more business friendly, adapt to various business growth, and the north end model is not working. He cited the Industrial Zone as a great location for light manufacturing. Mr. Ruocco questioned how developers know Cheshire is open for business, with better opportunities etc.

In reply, Mr. Voelker said there will be wide press for the Plan. The State will help with notification to the development community, and Mr. Sitko will be involved with everything that is to be done.

David Pelletier, Chairman, Economic Development Commission, and Commission members Nero and Voelker were present for the POCD review.

Mr. Pelletier thanked everyone involved with development of the Plan. The EDC supports the recommended changes in the POCD, changes in the SDD, zoning regulations for West Main Street area and in the C-3 zone for residential and commercial use. The EDC supports the lot coverage changes, reduction of the area for I-2 zone, change in lot area use for I-C zone from 10 acres to 3 to 5 acres. Mr. Pelletier stated these changes will help open further economic development. EDC is putting together a strategic plan for the town, and these changes and Mr. Sitko's leadership will position Cheshire in the future to attract more businesses to Town.

Chairman Oris thanked the Commission members, Town Planner Voelker, and everyone involved in development of the POCD, for their care and concern about what went into this document. It is a full thought approach to balance economic growth needs while preserving the Town everyone loves. Mr. Oris read the names of everyone involved in the development of the Plan - Commission Members, with special

thanks to interns Ethan Linder, Christine Morico, and special committee member Martin Cobern.

Town Planner Voelker requested the Council have a resolution approved in support of the Plan of Conservation and Development for the Commission's June 27th meeting.

4. STOP LOSS INSURANCE CAPTIVE.

MOTION by Mr. Slocum; seconded by Ms. Nichols

BE IT RESOLVED, that the Town Council approves Resolution #052416-1.

RESOLUTION #052416-1

BE IT RESOLVED, that the Town of Cheshire hereby approves the procurement of stop loss insurance to mitigate the Town's exposure to large loss medical claims through CT PRIME, Inc. a new Connecticut-domiciled captive insurer created by the Capital Region Education Council (CREC);

BE IT FURTHER RESOLVED, that the Town of Cheshire and the Cheshire Board of Education are authorized, on behalf of the Town of Cheshire, to contract with CT PRIME, Inc. for the procurement of such insurance and to enter into a participation agreement, a membership agreement or such other agreement as may be necessary to procure such insurance; and

BE IT FURTHER RESOLVED, that the property officers and officials of the Town of Cheshire and the Cheshire Board of Education, including specifically Michael Milone as the Town Manager, are authorized to take any and all actions necessary or desirable to procure the insurance as described above.

Discussion

Mr. Slocum explained that there was a presentation on the CT PRIME captive insurance plan to the Budget Committee. The plan shows potential cost containment and savings. The committee advanced this matter to the full Town Council for consideration.

Mr. Masciana introduced Mary Glassman from CREC and Attorney Ryan Suerth from Murtha, Cullina (Town Attorney's office).

Under the CT PRIME program, Mr. Masciana reported there are many benefits to employees, the Town and Dept. of Education. To protect the DOE and Town from higher value claims, there is purchase of stop/loss insurance. This insurance covers claims over \$150,000 when the stop/loss kicks in for payment. The Town and DOE are responsible for the first \$150,000, with reimbursement from stop/loss insurance above that amount. Three years ago there was a very high rate increase from Anthem, and stop/loss insurance was moved to Symetra at a lower premium. There is now another

stop/loss insurance proposal initiated through CREC, with the opportunity to reduce premiums in the first year and level off over a few years. Eleven (11) towns have signed up for the stop/loss captive insurance. With the proposed plan there is opportunity to use our own insurance method with savings.

Handout - Stop/Loss Experience 2012-13 to Estimated Full Year 2015-2016.

Mr. Masciana referred to page #1 of this handout which shows experience of the Town and DOE for stop/loss insurance.

Three (3) Year Total premiums paid - \$2,272,416.

Claims paid by Insurer - 3 years - \$1,385,354

Premiums less Claims - 3 years - \$ 887,062

Loss ratio - 3 years - 61%.

2015-2016 - Premiums paid - \$821,210

Insurer paid Claims - \$325,000

Premiums Less Claims - \$496,210 (retained by Symetra)

Loss Ratio - 40%

Total Covered Employees 714

Premium Per employee/monthly \$95.85

Page #2 - Comparison CT PRIME vs. Symetra. FY 2016-17 to 2018-19

Premium per month - CT PRIME - \$82.53 per employee

Symetra per month premium - \$95.85 FY 2016-17; \$112.58 FY 2018-19 (per employee)

CT PRIME annual cost - \$707,117.04; 3 year total \$2,121,351.12

Symetra annual cost - \$1,050,230.74 FY 2018-19; 3 year total

\$3,003,040.73

CT PRIME 3 year savings - \$881,689.61; 29.36%

Page #3 - graph showing stop/loss premium comparison Symetra vs. CT PRIME

Page #4 - Overview of Captive Insurance Participation.

Mary Glassman, CREC Representative for CT PRIME gave a presentation on the stop/loss captive insurance plan which will save the Town and DOE money. The captive insurance plan is a cooperative purchasing program, modeled after CIRMA, with a successful plan in effect in Massachusetts. A captive insurer is a legal entity formed primarily to insure the risk of municipal communities, thereby contributing to a reduction in risk.

The Connecticut Department of Insurance (DOI) regulates the captive insurance program. All participating towns must be self insured; a team of professionals is hired to run the program; an application is filed with the DOI by the interested towns; and DOI takes action on the application.

CT PRIME will operate under by-laws; will be governed by a 9 (or 11) member Board of Directors; Cheshire will have a seat on the Board; the program is managed by insurance professionals; and is regulated by the DOI.

Stop/Loss insurance premiums are increasing without claims increasing, and under the captive program the towns can retain some of the savings. CT PRIME is also looking at other long term policies and ways to save money.

CREC has applied for a state grant of \$500,000 which will be the foundational capital of the captive, for the benefit of inaugural members. The captive would purchase its own stop/loss insurance for claims exceeding \$500,000.

Data - the participating towns submitted data for premiums and claims paid. Premiums under current stop/loss plans have increased over the last 3 years, while claims have gone down. The goal is to keep premiums flat and see the claims history. Ms. Glassman said the participating towns have excellent claims history.

Pricing Model - each first year member town will pay 5% below its expiring rate to join the captive, which includes a margin between 15% and 25% of the total collected. If Cheshire approves a resolution to join the captive, the program is effective July 1, 2016 with submission to the DOI.

The premiums shown are lower than what is being paid now, and Mr. Ruocco asked for clarification.

Ms. Glassman explained that the rate is 5% off the 2014-15 rate, with numbers run at the lower rate, coming in lower than 5%. A 5% lower rate off the FY 2015-16 rate would be \$200,000 in savings to Cheshire.

The contract is for one (1) year; it goes to bid for reinsurance next year; no rate is guaranteed; and towns have no obligation to participate for three (3) years.

It was explained by Mr. Masciana that the 5% is off the FY 2014-15 rate. Over the last two years Cheshire's experience has been strong; the town will get better than a 5% discount; and stop/loss can keep premiums level.

Handout, page #4 - Mr. Masciana referred to the preliminary financial overview which was based on actual submitted data.

Combined participating towns - annual current paid premiums -	\$10,512,459
Calculated premium based on experience -	\$ 7,936,933
Buffer for reserve (approx. 25%) -	\$ 1,903,279 *
1st year premium including reserve buffer -	\$ 9,840,212

* This buffer is collected in the form of premiums, and is built into town premiums.

The captive will not have to raise premiums for the next 3 years with the buffer (\$1.9 million) x 3 years. The captive can reduce premiums or give money back to the towns. There are administrative costs of about 10% associated with the captive program.

With regard to rebates paid back to the towns, Mr. Ruocco asked how this is done after 2 or 3 years.

Attorney Suerth explained that the Board of Directors (the Board) sets the levels for allocation of refunds.

Mr. Ruocco asked about the transition involved and coordination of the data.

In response, Ms. Glassman noted that Cheshire is already contracted to a 3rd party; there is 3rd party administration involved; transition will be smooth; and the process with the captive insurance will be the same.

Mr. Masciana explained that claims are paid, with the town receiving reimbursement from Symetra.

The \$500,000 limit was questioned by Mr. Ruocco...the stop/loss is \$150,000, and over this amount the captive picks up; over \$500,000 the reinsurance picks up the costs.

All claims history has been submitted to DOI, and Ms. Glassman said the DOI decides on distribution of savings.

Town Manager Milone said he cannot imagine any company coming close to matching the CREC/Captive numbers.

Ms. Linehan asked about shortfalls within a given year, and said she is hesitant to agree to something not spelled out before hand...and decisions on the captive will be made after Cheshire signs on and made by the Board of Directors.

The rates are reviewed and Ms. Glassman said some are higher and some lower. After the first year with actuarial claims the rates will be figured out. The Board will decide on rates; decisions will be made after the first year; claims history will be looked at for all participating towns.

Ms. Linehan talked about the buffer being decided by the Board...on a case by case basis, or if a standard is set, and a time frame for setting standards.

Ms. Glassman stated the Board sets the buffer and how funds are distributed. Once the captive is licensed the Board will make decisions right away; 25% of premiums are being retained; and CREC has put in a contribution. The program is a one year town participation; there is no multi-year commitment; the captive will have actual claims data; and Cheshire will know the towns sharing the risk with them.

Under the current stop/loss program, Mr. Milone said Cheshire has no idea who is in its pool, how rates are developed, and has no opportunity to effectuate where things go. With CT PRIME, everything will be transparent, with Cheshire involved in decision making. With Symetra there is no certainty or comfort, and a limited amount of information is received.

Attorney Suerth informed the Council that he has reviewed all the documents. The Board has power; it will make ultimate decisions; Cheshire has an opportunity to appoint a Board member or remove Board members; the Board will make decisions of return of funds to Cheshire; Board members will serve for 3 years. There is some control with Cheshire having a seat on the Board. Attorney Suerth stated the proposal before the Council gives authority to participate in the captive insurance; there is an exit strategy; and going back into the commercial market could have a hit of higher premiums.

In response to a question about administrative costs, Ms. Glassman advised these costs are less than 10%, and all this information is in the DOI filing.

Mr. Bowman asked about appointments and term limits on the Board of Directors. He also asked about things going well, what if the program is sold in the future, and how that would be handled.

The terms of Board members will be "rolling" and Ms. Glassman said there can be 9 or 11 Board members. This is a Board decision. Ms. Glassman noted that member towns own the premiums for the year, and the group can divide up the money. The captive is a non-profit, regulated by DOI for municipalities and schools, and it is highly regulated under DOI and State law on how it will operated. There will be a dissolution plan under the Board for whatever is remaining in the captive.

Going forward, Mr. Slocum asked if there can be more than a one year commitment, and if the program is based on similar town profiles.

This is a new program, and Ms. Glassman said they do want towns to stay in the program and for it to be successful. Based on the data, she is confident about the amount of premium allocation and savings. There will be claims data received, what the pool of towns looks like, and committed towns want to be part of the process. The program is open to all CREC towns, and Cheshire and Wallingford. Based on actuarial review and claims history the towns have had a good year and better claims history...this keeps the pool at an optimal level.

Under the program, Chairman Oris asked if CREC enjoys any additional benefits.

CREC has one seat on the Board, and Ms. Glassman noted the program is non-profit. Her time is charged to the captive program; CREC has paid all costs for setting up the program; and CREC also sees a 5% premium reduction for its insurance plan.

Regarding the \$500,000 CREC is paying, Mr. Oris said this is through a grant...and is a loan to the entity.

Stating that is correct, Ms. Glassman said DOI wants to have \$500,000 savings in case there is a problem. With the grant, member towns will own the grant.

In the preliminary financial review, Mr. Oris pointed out Cheshire's savings of \$245,000, and asked why it is higher than savings for other towns.

According to Ms. Glassman, some towns are smaller; Cheshire is a larger community experiencing larger savings; and potential 2016-17 savings is \$245,000.

Mr. Masciana explained the year #1 savings is actually \$115,000.

Mr. Milone noted the savings is the difference between \$821,000 and \$707,000 (\$115,000) plus savings of payout under the current stop/loss carrier. This is why Cheshire's number is higher.

Everything is looked at by DOI, and Ms. Glassman said with the 25% return on premium and \$500,000 this is enough of a buffer. With regard to liability for Cheshire, Ms. Glassman stated there is no liability on another town's claims, and each catastrophic claim is paid by the reinsurer. In looking at the actuarial data, she said the 11 towns have claims at \$499,000. If the captive ran out of money the towns would be responsible for their claims only.

Stating the program is an excellent idea, Mr. Oris pointed out there is some risk, but with significant savings to the town.

In looking at the data, Ms. Glassman said current premiums far exceed claims and worse case scenarios have been looked at. Premiums are actually reduced by 5% with enough of a buffer.

Mr. Milone commented on the graph in the handout. If there was a catastrophic instance and we had to make up the loss, it would be in addition to the \$707,117, and we will be well below where the graph would take us. The towns are a homogenous group with lower risk profile...if larger cities were entering this program with higher claims history, there would be a higher risk.

July 1, 2016 is the license date, and Ms. Glassman said the program will be in business on that date. She commented on participating towns being comfortable with the captive insurance program.

The Council was informed by Mr. Milone that CREC will provide an annual report on the captive insurance program; the program will be audited; and Cheshire will have claims history of all participating towns.

VOTE The motion passed 7-1; In favor - Oris, Bowman, Ecke, Flynn-Harris, Linehan, Nichols, Slocum; Opposed - Ruocco.

5. ELIM PARK DONATION TO FIRE DEPARTMENT GIFT ACCOUNT.

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

BE IT RESOLVED, that the Town Council approves Resolution #052416-2.

RESOLUTION #052416-2

BE IT RESOLVED, that the Town Council accepts and appropriates a \$175,000 donation from Elim Park to the Fire Department Gift Account for equipment, supplies and services, expenses and property maintenance and improvements as outlined in the attached memo.

Discussion

This item was discussed at the Budget Committee meeting with a short presentation by Fire Chief Casner. Mr. Slocum stated the committee approved the matter and forwarded it to the full Town Council for approval.

VOTE The motion passed unanimously by those present.

6. SET PUBLIC HEARING FOR AMENDMENT TO LIBRARY FINES ORDINANCE

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

BE IT RESOLVED, that the Town Council approves Resolution #052416-3

RESOLUTION #052416-3

BE IT RESOLVED, That the Town Council shall hold a public hearing to consider revisions to certain Library Fines.

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

BE IT FURTHER RESOLVED, that the date, time, and place or any postponements thereof shall be determined by the Town Manager with the approval of the Chairman of the Council.

VOTE The motion passed 7-0-1; In favor - Oris, Bowman, Ecke, Flynn-Harris Nichols, Slocum, Ruocco. Linehan recused (out of the room)

7. SET PUBLIC HEARING FOR TAX EXEMPTON FOR VETERANS 100% DISABLED AND INCOME ELIGIBLE.

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

BE IT RESOLVED, that the Town Council approves Resolution #052416-4

RESOLUTION #052416-4

BE IT RESOLVED, That the Town Council shall hold a public hearing to consider a special tax exemption for veterans 100% disabled and income eligible.

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

BE IT FURTHER RESOLVED, that the date, time, and place or any postponements thereof shall be determined by the Town Manager with the approval of the Chairman of the Council.

VOTE The motion passed unanimously by those present.

8. STATUS REPORT ON CHS CONCESSION STAND CONSTRUCTION

Mr. Masciana distributed information, aerial photograph and plans for the new concession stand, which was approved by the committee for this project. The final schematic design was approved and the project can go out to bid shortly. Silver-Petrucelli, Architects, will prepare the schematic design and the bid package, and have cost estimated for the project. The application must go through the PZC process in June, and Milone and MacBroom will do work related to the site.

The plans were reviewed with the Council, with Mr. Masciana pointing out the larger service windows, lockable storage units, kitchen equipment which was vetted by staff, ADA compliance and Chesprocott compliance. On the plans, Mr. Masciana noted the new bathrooms (female and male), which are ADA compliant. The stand will be built on site, have vinyl siding, and some add alternates. The aerial photo shows the building sitting further back than the current building, angled towards the 50 yard line, and use of the existing roadway with slight modifications. There will be ADA critical compliant improvements in the area.

Chairman Oris and Councilor Linehan served on this committee, and he reported many types of construction were looked. The architect and consultant proposed the recommended construction as the best option, and most cost effective. The project will be bid, costs understood, and the Council makes the decision on support of the project. Mr. Oris stated this project cannot be delayed any longer, and the Council owes it to the community to get the project done for bathroom facilities and concession stand.

The Council was told by Mr. Masciana that site work, grading, etc. will be done at the same time the building is constructed. Add alternates will be paid separately. He commented on the amount of work getting the project to the Council was laborious.

Chairman Oris thanked the committee members, BOE Staff, Town Engineer Gancarz, Energy Commission for energy improvements, and Mark Nash, PBC Chairman for their work on this project.

Mr. Masciana stated \$300,000 was appropriated for the project, and the project will come back to the Council. Silver Petrucelli costs were about \$27,000.

9. REAL ESTATE PURCHASE AGREEMENT.

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

BE IT RESOLVED, that the Town Council approves Resolution #052416-5

RESOLUTION #052416-5

BE IT RESOLVED, That the Town Council hereby approves and accepts this real estate purchase agreement between Richard Chapman and the Town of Cheshire; and

BE IT FURTHER RESOLVED, that the Town Manager is authorized and directed to execute on behalf of the Town this real estate purchase agreement in the form and upon the terms and conditions as presented at this meeting, pursuant to approval of the Town Attorney for form and legal sufficiency.

Discussion

Ms. Nichols stated this agreement will proceed with due diligence, review, a public hearing, and referendum vote.

Mr. Ruocco is in favor of the agreement; it is a good idea; and the public will be provided an opportunity to vote on this important land acquisition.

VOTE The motion passed unanimously by those present.

10. ADJOURNMENT

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

MOVED to adjourn the special meeting at 9:55 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk