

REGULAR MEETING OF THE LITCHFIELD BOARD OF SELECTMEN
TUESDAY, AUGUST 21, 2012
TOWN OFFICE BUILDING - 5:30 P.M.

Call to Order: First Selectman Leo Paul, Jr. called the meeting to order at 5:30 p.m. All Selectmen were present: Jeffrey Zullo, Paul Parsons, Diane Knox and Jon Tarrant.

Approval of Minutes: **Motion:** J. Tarrant moved to approve the minutes of August 7, 2012, and D. Knox seconded. All voted aye and the motion carried.

Public Requests/Comments: Mitchell Fishman praised the Town Hall Building Committee for its work but questioned the need for the project, the location, etc. as per comments posted on www.litchfield.bz. He also questioned who would be presenting figures on renovation of current offices should the project not be accepted.

Selectmen's Requests: Mr. Paul clarified Mr. Fishman's concerns saying the current building committee is not studying location for a new town hall because that work was done by the previous committee. The current committee accepted the work of the previous committee and decided to go forward with its recommendation to build on the current site, which can only be used for a municipal property. We are now gathering information on the costs of renovating this town hall, making it energy efficient, ADA compatible, and everything else required, as well as the same for the Bantam location. He added that the committee's resolution is on the agenda tonight for adjustment. J. Zullo said the committee is charged with building a building on this site, not with renovating this building or the Annex. He pointed out there are no mandates requiring the Town to update the buildings should the project not be accepted. Mr. Paul agreed but said there are certain concerns, such as the furnace, that need attention before energy efficiency can be addressed. Once large adjustments are undertaken, ADA compatibility becomes an issue. L. Paul said the Public Works Department will provide the analysis for cost of renovation to be used for comparison during public hearings on the new plan.

Resignations

a) Diane Fredsall from Town Hall Building Committee, effective 8/15/12: Received and noted. Ms Fredsall will be taking college courses that fall on meeting nights.

Interviews, Appointments & Reappointments

a) **Appoint David Pavlick to Bridge Committee, P&Z Liaison:** Mr. Paul said Bridge Committee meetings are coming up and they would like to have a full board. **Motion:** D. Knox moved to appoint Mr. Pavlick as above and J. Tarrant seconded. All voted aye and the motion carried.

Liaison Reports/Commission-Committee Minutes: 7/18/12 and 7/30/12 Board of Education minutes (draft); 8/8/12 Inland Wetlands minutes; 7/16/12 P&Z minutes; 6/7/12 Design Review Advisory Committee minutes

J. Tarrant said he was confused by the third page of the 7/18/12 BOE minutes. It seems the BOE is confused as to what a capital expenditure is, as they said the wireless program is not a capital expenditure. Mr. Tarrant felt that if the BOS or BOF does not make clear the definition of capital expenditures, this will happen again.

Vacancies: The list of current appointed vacancies with term expirations is as follows:

Beautification Commission: 2 regular members 2/2012, 2/2014; 1 alternate 2/2013
Economic Development Commission: One regular member 6/2013; 1 alternate 6/2013

Ethics: 2 alternate members 6/2013, 6/2014
Inland Wetlands Commission: 1 regular member 6/2014; 1 alternate member 6/2012
Milton Historic District Commission: 2 alternate members 1/2012
Park & Recreation: 1 regular member 6/2014; 2 alternate members: 6/2013, 6/2014
Recycling Committee: 3 members, 2/2012, 2/2013, 2/2014
Town Hall Building Committee: 1 member, 3/2015
Veteran's Advisory Committee: 1 regular member 8/2012; 2 alternate members 8/2012
Water Pollution Control Authority: 1 regular member 1/2013; 1 alternate member 1/2015

Old Business

a) **Town Hall Building Committee Update – J. Zullo:** Mr. Zullo said he missed last meeting but brought schematics of the plan to explain. Between the current Town Hall and the Annex, the square footage has increased for the new plan by about 3,000, with additional expansion space available if needed to about 18,000 square feet. There are two preliminary cost estimates done by the architect. One is a construction cost breakdown at \$3.9 million and the other is a complete project cost of \$4.99 million. Another set of estimates will be sought from a construction company. Cost of relocating employees, (close to \$.5 million) would be saved by employees remaining in the current building until the new one is ready.

New Business

a) **Review Resolution for Town Hall Building Committee dated 3/14/12:** L. Paul explained that the Building Committee would like the Selectmen to amend the resolution by omitting “securing necessary permits” as plans are not detailed enough and this step would require the Committee to invest money beyond its scope. L. Paul also proposed to amend Section 5 – Duties, so the current Committee would continue to serve throughout the project to completion should it be passed. J. Zullo thought this should be brought to the THBC for discussion first, since it involves a significant commitment beyond the members’ understanding of their duty.

Motion: J. Zullo moved to amend the *Resolution Establishing a Town Hall Building Committee and Mission* to delete from Section 5 the phrase, “securing necessary permits” as requested by the Town Hall Building Committee. J. Tarrant seconded, all voted aye and the motion carried.

Mr. Paul also referred to the date of recommendation to the Board of Selectmen and suggested moving it out from October 1st to a date of the Committee’s convenience.

Motion: J. Zullo moved that the Board of Selectmen approve revision to *Resolution Establishing a Town Hall Building Committee and Mission*, Section 4 – Mission, last sentence, to read, “The Committee shall work within a time line from date of the organizational meeting called by the First Selectman through completion of the project mission as determined by the building committee.” J. Tarrant seconded the motion. All voted aye and the motion carried. P. Parsons suggested a preparation session before the hearings to anticipate questions from the public and how to approach the answers.

b) **Adopt Resolution for Right of Way Work on Blue Swamp Road Bridge No. 05373:**
Motion: P. Parsons moved to adopt the resolution for rights of way activities on the Blue Swamp Road Bridge, and D. Knox seconded. All voted aye and the motion carried. The resolution reads as follows:

RESOLVED, that Leo Paul, Jr., First Selectman, be, and hereby is authorized to sign the agreement entitled:

“AGREEMENT BETWEEN THE STATE OF CONNECTICUT AND THE TOWN OF LITCHFIELD FOR RIGHTS OF WAY ACTIVITIES IN

CONJUNCTION WITH REPLACEMENT OF BRIDGE NO. 05373 ON BLUE SWAMP ROAD OVER THE WEST BRANCH OF THE SHEPAUG RIVER UTILIZING FEDERAL AND MUNICIPAL FUNDS”

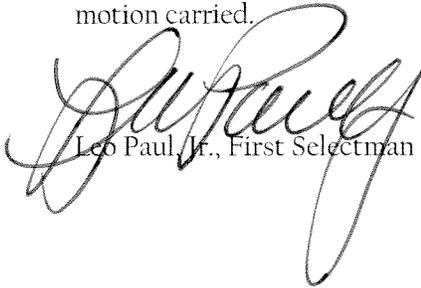
c) Adopt Resolution for Plans, Specifications and Estimates for White Woods Road Bridge No. 05175: Motion: J. Zullo moved to adopt the resolution for plans, specifications and estimates for the White Woods Road Bridge. D. Knox seconded, all voted aye and the motion carried. The resolution reads as follows:

RESOLVED, that Leo Paul, Jr., First Selectman, be, and hereby is authorized to sign the agreement entitled:

“AGREEMENT BETWEEN THE STATE OF CONNECTICUT AND THE TOWN OF LITCHFIELD FOR THE DEVELOPMENT OF CONTRACT PLANS, SPECIFICATIONS AND ESTIMATES IN CONJUNCTION WITH THE REHABILITATION OF THE WHITE WOODS ROAD BRIDGE (BRIDGE NO. 05175) OVER THE BANTAM RIVER UTILIZING FEDERAL FUNDS FROM THE HIGHWAY BRIDGE PROGRAM.”

Correspondence: None

Motion: P. Parsons moved to adjourn at 6:14 p.m. and J. Zullo seconded. All voted aye and the motion carried.



Leo Paul, Jr., First Selectman