

Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Mary A. Glassman - First Selectman

Watch Board of Selectmen meetings LIVE and rebroadcast on Comcast Channel 96, rebroadcast on AT&T U-verse Channel 99 and on-demand on www.simsburytv.org

AMENDED

SIMSBURY BOARD OF SELECTMEN

**Main Meeting Room – Simsbury Town Hall – 933 Hopmeadow Street, Simsbury
Regular Meeting – November 10, 2014 – 7:00 p.m.**

PLEDGE OF ALLEGIANCE

PUBLIC AUDIENCE

PRESENTATION

- Veterans Day Program – Tuesday, November 11th at 10:45 a.m. at Eno Memorial Hall
- Update of Town's Financials
- Update on Simsbury Performing Arts Center 2014 Season
- Simsbury Junior Women's Club Luminary Night
- Annual Recycling Award

FIRST SELECTMAN'S REPORT

SELECTMEN ACTION

- a) Approve Tax Refunds
- b) Approve FY14 Budget Transfers
- c) Approve recommendation from Public Building Committee regarding Senior Center
- d) Request for Reconsideration of C-TEC Request for Tax Abatement

Telephone (860) 658-3230

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8:30 – 4:30 Tuesday through Thursday

8:30 – 1:00 Friday

**Board of Selectmen
November 10, 2014
Page 2**

- e) Approve Simsbury Performing Arts Center Inc. Directors
- f) Approve Resolution for Transit Oriented Development (TOD) Planning Grant Application
- g) Approve Request for Proposal (RFP) for 2015 Small Cities Grant Application

APPOINTMENTS AND RESIGNATIONS

- a) Accept the resignation of Louis J. Donofrio (R) as a regular member of the Economic Development Task Force effective November 3, 2014

OTHER BUSINESS

- a) Update on Tax Abatement Policy Draft

ACCEPTANCE OF MINUTES

- a) Regular Meeting of October 27, 2014

SELECTMEN LIAISON AND SUB-COMMITTEE REPORTS

1. Personnel
2. Finance
3. Welfare
4. Public Safety
5. Board of Education

ADJOURN

VETERANS DAY PROGRAM

PUBLIC WELCOME

**Sponsored by Simsbury American
Legion and Veterans of Foreign Wars**

**WHEN: Tuesday – November 11
 Beginning at 10:45 AM**

**LOCATION: Eno Memorial Hall
 754 Hopmeadow Street
 Simsbury**

**Refreshments following the ceremony
provided by Simsbury VFW Ladies
Auxiliary**



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Joseph Mancini - Director of Finance/Treasurer

MEMORANDUM

To: The Board of Selectmen
From: Joseph Mancini - Finance/Treasurer
Re: Report of the Director of Finance
Date: November 5, 2014
CC:

Fiscal Year 2014

Based on current projections and assuming all transfers are approved by the Board of Finance I expect the town to be favorable \$1.7 Million, \$2.2 Million in Revenue, partially offset by \$486K of additional expenses/cost cleanup. Appropriations during the budget process (\$955K) and supplemental appropriations (\$119K) have the town currently expecting a return of fund balance of \$617K.

Operations

Revenue

Tax Collection	\$1,287K
Pharos Farm	\$ 480K
Building Permits	\$ 200K
Other	\$ 210K
	<hr/>
	\$2,177K

Expenses

Negotiated Salaries	(\$ 344K)
FY14 Snow	(\$ 102K)
Agreed Upon Procedures	(\$ 15K)
Simsbury Farms FY13	(\$ 235K)
Contingency	\$ 150K
Operations	\$ 60K
	<hr/>
	(\$486K)

Operations Summary **\$1,691K**

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Projects Approved during the budgeting process

Tariffville Extension	\$ 212K
Simsbury Farms	\$ 125K
Various Bridge Improvements	\$ 115K
Alternative Energy	\$ 103K
Network Infrastructure	\$ 150K
<u>High School Track</u>	<u>\$ 250K</u>
	\$ 955K

Projects Approved After the budgeting process

Open Space Fund	\$ 49K
<u>Emergency Generator</u>	<u>\$ 70K</u>
	\$ 119K

Amount of favorability that has not been allocated **\$617K**

Non-GF appropriations

Henry James Locker Room (Capital Fund) \$280K

Fiscal Year 2015

Presently the expenditures for the BOS budget are at \$6.1M vs \$5.3M for the same period as prior year as of 9/30. This is driven entirely by the earlier funding of OPEB and pensions. Revenue is slightly higher year on year on the same collection rates as last year. This is driven by the growth of the grand list.

Risks

Healthcare – there is always a level of uncertainty related to healthcare costs. As the town is self-insured up until a stop loss, much of the risk is mitigated. With that said FY14 was the first year in some time where the town experienced some unfavorable claims. At present it does not appear that this trend will reappear this year, and the town is taking steps to engage the healthcare providers in wellness programs.

Storms – Simsbury is positioned very well from a logistical employee and equipment standpoint. Frequency and severity of storms are always a concern, while the town has an adequate fund balance should something occur, there is a level of risk with weather variability.

Opportunities

Phones – As most of you are aware the telephone accounts for the town were unfavorable \$27k in FY14, and as mentioned in August a consultant performed an Audit of the town's accounts with AT&T. In the next budgeting cycle we will see a reduction of over \$50k for our telephone service. For planning purposes this will be a reduction of \$23K.

Investment Policy- The town has not been engaging in active management of our available cash, in some instances earning yields of 10 to 15 basis points. The Board of Finance recently updated the Investment Policy for the Town. In the January timeframe we will begin investing some of our available cash in available financial instruments, as prescribed within the policy and consistent with state statute. There is tremendous upside potential. Current yields have ranged from 35 to 220 basis points depending on the duration of the investments, all that's left is to advertise the service and select a vendor.

Plans for the year

Audit - Will complete over the next 4 – 6 weeks, there is obviously a little learning curve, but progress is being made daily.

Bonding – We will begin the process of going out to bond right after the audit, as much of the information from the audit is used to assemble the Operating Statements for the rating agencies.



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Date of submission:** 11/04/2014
2. **Date of Board Meeting** 11/10/2014
3. **Individual or Entity making the submission:** Colleen O'Connor, Tax Collector
4. **Action requested of the Board of Selectmen** (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):
The Individual or Entity making the submission requests that the Board of Selectmen:

Approve tax refunds per attached printout in the amount of **\$4,998.24**
5. **Individual(s) responsible for submission** (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.): Colleen O'Connor, Tax Collector
6. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):
.
7. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):
The following documents are included with this submission and attached hereto:

Excel spreadsheet prepared by the Tax Collector showing detailed information on refunds

	BILL NUMBER	TAX	FIRE	INTEREST	TOTAL
List 2010					
					\$0.00
Total 2010		\$0.00	\$0.00	\$0.00	\$0.00
List 2011					
					\$0.00
					\$0.00
Total 2011		\$0.00	\$0.00	\$0.00	\$0.00
List 2012					
					\$0.00
					\$0.00
Total 2012		\$0.00	\$0.00	\$0.00	\$0.00
List 2013					
CIS Financial	13-01-7101	\$260.42	\$0.00		\$260.42
Gedstad Warren R	13-01-9340	\$1,845.45	\$0.00		\$1,845.45
Anderson Matthew J	13-03-50341	\$101.27	\$0.00		\$101.27
ARI Fleet LT	13-03-50457	\$654.78	\$20.98		\$675.76
ARI Fleet LT	13-03-50468	\$522.56	\$16.75		\$539.31
ARI Fleet LT	13-03-50474	\$596.66	\$19.12		\$615.78
Bigley John M	13-03-51441	\$139.09	\$4.46		\$143.55
CT Cleaning & Htg Equip.	13-03-53850	\$77.10	\$2.47		\$79.57
CT Cleaning & Htg Equip.	13-03-53851	\$75.80	\$2.43		\$78.23
Honda Lease Trust	13-03-58386	\$273.23	\$8.76		\$281.99
McCusker Kevin R	13-03-61847	\$88.39	\$2.83		\$91.22
Motorlease corp.	13-03-62817	\$134.89	\$4.32		\$139.21
Peterson DL Trust	13-03-64452	\$71.53	\$2.29		\$73.82
Spear Suzanne W	13-03-67531	\$84.98	\$2.72		\$87.70
Wilcox Gary N	13-03-69931	\$23.84	\$0.77		\$24.61
Zall Marlo G	13-03-70431	\$48.25	\$1.54		\$49.79
					\$0.00
Total 2013		\$4,998.24	\$89.44	\$0.00	\$5,087.68
TOTAL 2010		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL 2011		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL 2012		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL 2013		\$4,998.24	\$89.44	\$0.00	\$5,087.68
					\$5,087.68
TOTAL ALL YEARS		\$4,998.24	\$89.44	\$0.00	\$5,087.68



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Joseph Mancini - Finance Director

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:** FY14 Budget Transfers
2. **Date of submission:** November 5, 2014
3. **Date of Board Meeting:** November 10, 2014
4. **Individual or Entity making the submission:** Joseph Mancini
5. **Action requested of the Board of Selectmen**

I am proposing three separate transfers for the Board of Selectmen.

-
1. Approval of CNR transfers that will cleanup prior year overages
 2. Approval of General Fund Transfers
 3. Approval of a transfer for the Simsbury Farms FY14 deficit

The first two transfers are needed to ensure the town does not have any line items that are in a deficit position at the end of the year. The Simsbury Farms transfer is a request from the Board of Finance. I still project a positive return to the general fund for this year. I will be on hand to discuss.

Joseph Mancini
Finance Director

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jmancini@simsbury-ct.gov
www.simsbury-ct.gov

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8:30 - 1:00 Friday

-
6. **Individual(s) responsible for submission** (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):

Joseph Mancini
Jmancini@simsbury-ct.gov
860-658-3282

7. **Summary of Submission** – Budget transfers to keep Simsbury accounts out of a deficit position.

Capital Non-Recurring Budget Transfers

	Fund	Account	Object	Project	To	From	
FY13	CNR	302	63013	58525	School Buses	2,003	
FY13	CNR	302	63013	58526	Pickup truck		(2,003)
FY14	CNR	303	44250	58571	Boilers HVAC	2,454	
FY14	CNR	303	44220	58227	Town Offices		(2,454)
FY14	CNR	303	46500	58575	Mowers	35,845	
FY14	CNR	303	46500	58500	Machinery & Equip		(35,454)
FY14	CNR	303	46400	58610	Parks Improv		(391)
FY11	CNR	307	46400	58610	Parks Improv	384	
FY11	CNR	307	46500	58610	Interior Renovations		(384)
FY12	CNR	308	43200	58450	Sidewalks	124	
FY12	CNR	308	50100	58223	Interior Renovations	2,232	
FY12	CNR	308	50100	58565	School Equipment	2	
FY12	CNR	308	46500	58560	Equipment		-271.2
FY12	CNR	308	44310	58575			(2,087)
					43,044		(43,044)

General Fund Account Transfers

				To	From
10041120	57800	ADMIN SERVICES	TRAVEL	136	
10041120	54310	ADMIN SERVICES	EQUIPMENT MAINTENANCE		(136)
10041611	53100	FINANCE DEPARTMENT	OFFICE SUPPLIES	50	
10041611	57910	FINANCE DEPARTMENT	DUES & SUBSCRIPTIONS		(50)
10041614	53100	INFORMATION TECHNOLOGY	OFFICE SUPPLIES	5	
10041614	52200	INFORMATION TECHNOLOGY	CONTRACTUAL SERVICES		(5)
10041700	52310	LEGAL SERVICES	LEGAL FEES	714	
10048200	51600	GENERAL LIABILITY & INS	WORKER'S COMPENSATION		(714)
10042110	51010	POLICE DEPT	FULL-TIME	3,248	
10042110	51035	POLICE DEPT	OVERTIME BOWL W/ BADGES	5,250	
10042110	53105	POLICE DEPT	TECH & PROGRAM SUPPLIES	67	
10042110	54310	POLICE DEPT	EQUIPMENT MAINTENANCE	74	
10042110	55260	POLICE DEPT	GASOLINE	5,316	
10042110	51030	POLICE DEPT	OVERTIME		(5,252)
10042110	55310	POLICE DEPT	Telephone		(1,205)
10048200	51600	GENERAL LIABILITY & INS	WORKER'S COMPENSATION		(7,498)
10042120	56210	ANIMAL CONTROL	FEES PAID TO STATE	5,317	
10048200	51600	GENERAL LIABILITY & INS	WORKER'S COMPENSATION		(5,317)
10043130	55260	BUILDING DEPT	GASOLINE	89	
10043130	52400	BUILDING DEPT	ADVERTISING		(53)
10048200	51600	GENERAL LIABILITY & INS	WORKER'S COMPENSATION		(36)
10043200	55260	ENGINEERING DEPT	GASOLINE	87	
10048200	51600	GENERAL LIABILITY & INS	WORKER'S COMPENSATION		(87)
10044210	55260	BLDGS & MNT ADMIN	GASOLINE	505	
10048200	51600	GENERAL LIABILITY & INS	WORKER'S COMPENSATION		(505)
10044220	53210	TOWN OFFICES	CLEANING SUPPLIES	155	
10044220	55110	TOWN OFFICES	WATER CHARGES	451	
10044220	55210	TOWN OFFICES	NATURAL GAS/PROPANE		(606)
10044230	53200	ENO MEMORIAL HALL	BUILDING SUPPLIES	196	
10048200	51600	GENERAL LIABILITY & INS	WORKER'S COMPENSATION		(196)
10044310	55260	HIGHWAY-LABR & EQUIP	GASOLINE	2,387	
10044310	55261	HIGHWAY-LABR & EQUIP	DIESEL FUEL	9,787	
10045230	52200	SEN. TRANSPORTATION	CONTRACTUAL SERVICES		(12,173)
10044320	52360	HIGHWAY-FAC & PRGMS	TREE SERVICE	7,300	
10044320	53400	HIGHWAY-FAC & PRGMS	TRAFFIC CONTROL SUPPLIES	90	

10044320	58220	HIGHWAY-FAC & PRGMS	BUILDING IMPROVEMENTS	471	
10044500	54330	LANDFILL	FACILITIES MAINTENANCE		(6,291)
10046320	55110	P&OS-MEM FIELD	WATER CHARGES		(1,570)
10046310	54310	P&OS-MAINTENANCE	EQUIPMENT MAINTENANCE	587	
10048200	51600	GENERAL LIABILITY & INS	WORKER'S COMPENSATION		(587)
10047200	52200	LIB ADLT & YNG ADLT	CONTRACTUAL SERVICES	200	
10047200	53150	LIB ADLT & YNG ADLT	REFERENCE MATERIALS	99	
10047300	51020	LIB CHILDREN SRVS	PART TIME		(299)
10047300	53150	LIB CHILDREN SRVS	REFERENCE MATERIALS	288	
10047300	51020	LIB CHILDREN SRVS	PART TIME		(288)
10047400	54310	LIB BLDNGS & GRNDS	EQUIPMENT MAINTENANCE	1,319	
10047400	55110	LIB BLDNGS & GRNDS	WATER CHARGES	620	
10047400	55210	LIB BLDNGS & GRNDS	NATURAL GAS/PROPANE	259	
10047400	58220	LIB BLDNGS & GRNDS	BUILDING IMPROVEMENTS	572	
10047300	51020	LIB CHILDREN SRVS	PART TIME		(2,770)
10048100	51110	EMPLOYEE BENEFITS	MAJOR MEDICAL INSURANCE	20,184	
10048100	51200	EMPLOYEE BENEFITS	SOCIAL SECURITY/FICA	248	
10048200	52240	GENERAL LIABILITY & INS	INSURANCE DEDUCTIBLE	175	
10048200	51600	GENERAL LIABILITY & INS	WORKER'S COMPENSATION		(20,607)
<hr/>					
Total Transfers				66,246	(66,246)

Simsbury Farms FY'14 Cleanup

	To	From
Fund 205	187,923.62	
Fund Balance		187,923.62
	<hr/>	<hr/>
	187,923.62	187,923.62



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:** Approval of Public Building Committee Recommendations (Senior Center Project)

2. **Date of submission:** November 4, 2014

3. **Date of Board Meeting:** November 10, 2014

4. **Individual or Entity making the submission:** Jerome F. Shea

5. **Action requested of the Board of Selectmen** (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):
The Individual or Entity making the submission requests that the Board of Selectmen:

Consider the purchase of a 2.8 acre parcel owned by the State of Connecticut Department of Transportation for public use as a site for the Senior Center.

6. **Individual(s) responsible for submission** (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):

Jerome F. Shea, Town Engineer

7. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):

The Public Building Committee has submitted a progress report on the Senior Center project on action items requested by the Board of Selectmen at their May 28, 2014 meeting.

8. Description of documents included with submission (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

1. Memorandum from Jerome F. Shea to the Board of Selectman, dated 10/4/14.
2. Map Showing Land Released to Town of Simsbury – Iron Horse Boulevard
3. Concept Plan B, Proposed Senior Center, dated 10/31/14



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Jerome F. Shea - Town Engineer

MEMORANDUM

To: Board of Selectmen
From: Jerome F. Shea, Town Engineer
Subject: **Public Building Committee Progress – Senior Center**
Date: November 4, 2014

The memo is to provide the Board of Selectmen with an update on findings and recommendations of the Public Building Committee on this project since the Public Hearing and BOS meeting of May 28, 2014. The Board of Selectmen at this meeting asked for further study and recommendations by the Committee for the following:

- It asked for further evaluation of the feasibility of renovation of Eno Memorial Hall, including a (1) a thorough assessment of accessibility issues presented by the existing structure and (2) the feasibility of a “distributed model” which would retain some functions at Eno Memorial Hall and relocate other functions to existing or newly built facilities; and
- It asked for specific recommendations for a new site for the Senior Center in the downtown area of Simsbury.

Below is a status of each of these items:

1. Evaluation of the Feasibility of Renovations of Eno Memorial Hall Including Accessibility Issues

The Public Building Committee commissioned a detailed report from the architect, Quisenberry Arcari Architects, which provided a detailed assessment of the accessibility issues presented by the existing building. The report is available for review upon request.

Most of the accessibility issues identified in the report could be addressed as part of the Senior Center expansion at Eno Memorial Hall. There could be exceptions to addressing specific issues identified in the report in consideration of maintaining historical features consistent with the National Registry of Historic Places designation or if changes are cost prohibitive. The major accessibility issues identified relative to parking, suitable path of egress to all floors, handicapped accessible restrooms, etc. could be achieved as part of a Senior Center expansion at Eno Memorial Hall.

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It should be noted that prior cost estimates provided for the Senior Center expansion at the Eno Memorial would not address all of the ADA deficiencies in the building but would provide full accessibility to the spaces impacted by the construction of the expanded Senior Center. Additional funding may be needed to provide full handicapped accessibility to the entire Eno Memorial Hall facility.

2. Further Study of the Feasibility of a “Distributed Model” Retaining Some Functions at Eno Memorial Hall

The feasibility of a “distributed model” with some functions retained at Eno Memorial Hall remains a possible option for the Senior Center. The “distributed model” concept is complex and will require significant agreement from all parties that may be impacted by this proposal. The need to identify a new site for a facility to accommodate a full program or a partial program for the “distributed model” in the downtown area was the primary focus of the Committee over the past 5 months. Further study of this proposal for a “distributed model” can be completed after a site has been selected for this project.

3. Recommendations for a New Site for the Senior Center in the Center Area

The Public Building Committee site study focused on five (5) sites in the center area. These five sites were reviewed and evaluated and two (2) primary sites of interest were selected that required further investigation. The Public Building Committee commissioned additional engineering and architectural studies of these two sites to further determine the feasibility of these sites for a new facility. Staff also investigated the status of these parcels relative to ownership, utility relocation requirements and other possible encumbrances that may impact site development.

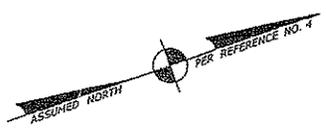
The site that was recommended for consideration for the Senior Center was the State of Connecticut Department of Transportation Property (west side of Iron Horse Boulevard between Jim Gallagher Way and Phelps Street). A map of the property has been attached to this memorandum. The proposed site is presently owned by the State of Connecticut and is part of excess railroad right-of-way land previously acquired by DOT. The site includes approximately 2.8 acres with frontage along Iron Horse Boulevard and includes a portion of Jim Gallagher Way and Wilcox Street which bisects the site. Parking could be provided on the parcel in excess of the desired parking for the Senior Center. The site along with parking lots adjacent to the site is presently utilized as parking areas for the Simsbury Meadows Performing Arts Center. As such, the impact on the Performing Arts Center would need to be considered as part of the development of the Senior Center on this site. Attached is a copy of a concept plan prepared for the site showing the full program and parking required for the Senior Center.

The DOT had previously offered the parcel to the Town of Simsbury at a cost of \$800,000. After further discussions with Department of Transportation (DOT) representatives, it was determined that the offer for the sale of DOT property to the Town of Simsbury reflected the town desire at the time to acquire the property for economic development purposes. If the property is acquired for public use such as a Senior Center, the property would be valued differently by the Department of Transportation. In some cases similar to this proposal to acquire the property for public use, the cost to the municipality only included DOT administrative costs to complete the purchase of the property.

The original offer from DOT was authorized under Public Act No 10-1 of the Connecticut State legislature in June of 2010. In order to change the terms of the purchase of this property, the existing legislation may be required to be repealed and new legislation introduced and passed by the State legislature. There is also a possibility that this legislative process may not be required if the town requests that the property be purchased for public use after a formal request is provided to DOT.

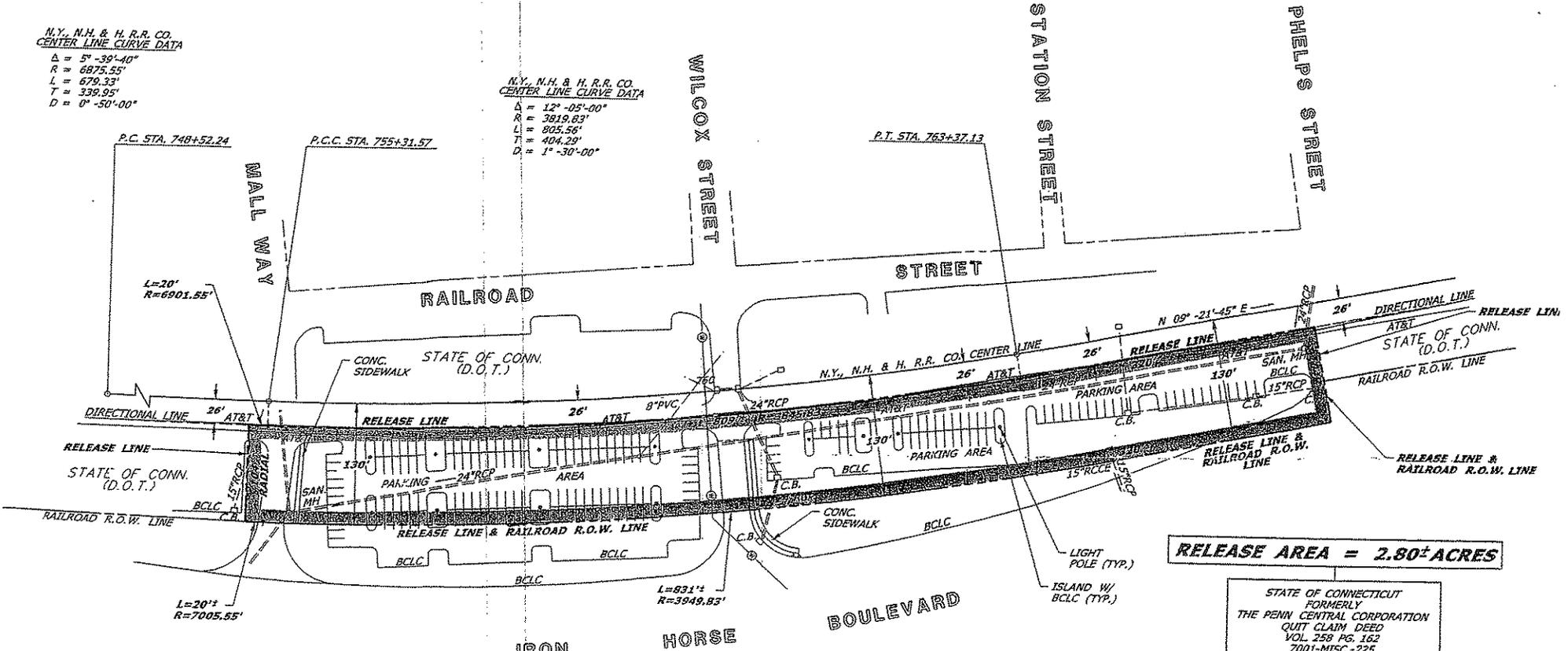
The Public Building Committee at its November 3, 2014 meeting recommended that the Board of Selectman consider the purchase of the State Department of Transportation property for public use for the proposed Senior Center.

cc: Tom Cooke, Director of Administrative Services
Tom Roy, P.E., Director of Public Works
Hiram Peck, Director of Land Use
Joe Mancini, Director of Finance
Richard Ostop, Chairman, PBC



N.Y., N.H. & H. R.R. CO.
CENTER LINE CURVE DATA
 $\Delta = 5^\circ - 39' - 40''$
 $R = 6875.55'$
 $L = 679.33'$
 $T = 339.95'$
 $D = 0^\circ - 50' - 00''$

N.Y., N.H. & H. R.R. CO.
CENTER LINE CURVE DATA
 $\Delta = 12^\circ - 05' - 00''$
 $R = 3819.83'$
 $L = 805.56'$
 $T = 404.29'$
 $D = 1^\circ - 30' - 00''$



RELEASE AREA = 2.80± ACRES

STATE OF CONNECTICUT
FORMERLY
THE PENN CENTRAL CORPORATION
QUIT CLAIM DEED
VOL. 258 PG. 162
7001-MISC.-225

EASEMENT TO DRAIN RESERVED
IN FAVOR OF STATE OF CONNECTICUT
(D.O.T.) OR ITS ASSIGNS

EASEMENT FOR EXISTING
UTILITIES RESERVED IN FAVOR
OF STATE OF CONNECTICUT
(D.O.T.) OR ITS ASSIGNS

ACCESS TO THE EXPRESS BUS
SHELTER THROUGH MALL WAY
RESERVED IN FAVOR OF THE
STATE OF CONNECTICUT (D.O.T.)
OR ITS ASSIGNS.

SUBJECT TO AN EASEMENT FOR A
COAXIAL CABLE TELECOMMUNICATIONS
EASEMENT IN FAVOR OF AT&T

REFERENCES:
 MAP ENTITLED "PLAN IRON HORSE BOULEVARD, SIMSBURY
CONNECTICUT", PREPARED BY FUSSELL & OWELL, CONSULTING
ENGINEERS, MANCHESTER, CONNECTICUT, PROJECT 85-422A
SHEETS 3 & 4, SCALE 1"=40', DATED
EPT. 1988, REVISED TO 8-8-90
 OHMDOT RAILROAD VALUATION MAP
 OHMDOT RAILROAD VALUATION MAP
 OHMDOT BRC FILE (128)-7001-MISC-629

- NOTES:
1. THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-10, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1956. IT CONFORMS TO CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTION AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
 2. THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED. UNLESS OTHERWISE NOTED, THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.
 3. ADDITIONAL RESTRICTIONS, CAVEATS & EASEMENTS ENCUMBER THIS PARCEL



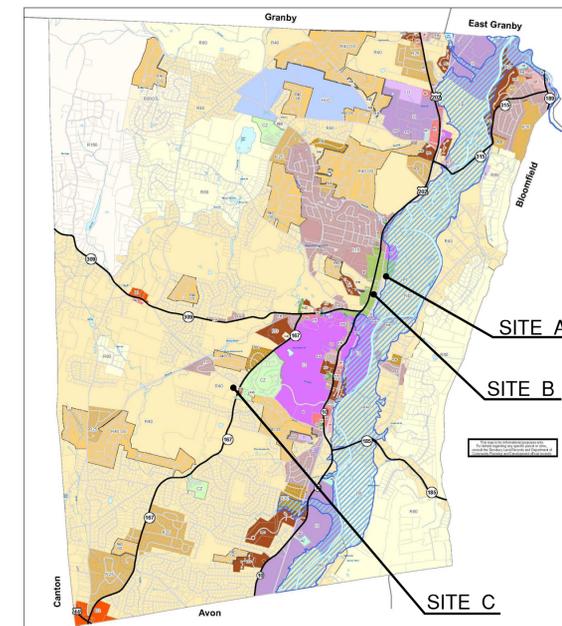
DATE	REVISION	REQ. BY

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL PLS #18824
 TOWN NO. 128
 PROJECT NO. 7001-000
 SERIAL NO. 6294
 ROBERT J. BARON, P.L.S.

COMPILATION PLAN
TOWN OF SIMSBURY
 MAP SHOWING LAND RELEASED TO
TOWN OF SIMSBURY
 BY
THE STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION
 IRON HORSE BOULEVARD

LAL
 3/2012
 CE4
 3/2012



LOCATION MAP

ZONING NOTES

1. PROJECT IS LOCATED WITHIN SC-2, SC-4 AND SC-3 ZONES.
2. CIVIC USE IS ALLOWED IN ALL THREE ZONES ON THE GROUND FLOOR. THE SC-4 ZONE DOES NOT ALLOW CIVIC USE ON THE UPPER STORY.
3. PROPOSED BUILDING AND SOME PARKING IS LOCATED WITHIN REQUIRED SETBACKS. VARIANCE MAY BE REQUIRED.

PARKING DATA

PROPOSED PARKING SPACES	
REGULAR PARKING SPACES	96 SPACES
HANDICAPPED PARKING SPACES	4 SPACES
TOTAL PARKING SPACES	100 SPACES

STORMWATER TREATMENT

- RAIN GARDENS
- BIOSWALES
- PERMEABLE PAVEMENT WHERE APPROPRIATE
- STORMWATER BASINS
- INFILTRATION TRENCHES
- NO INCREASE IN PEAK RUNOFF



CONCEPT PLAN B

PROPOSED NEW SENIOR CENTER
SIMSBURY, CT



DATE 10/31/14



Professional Civil Engineer
Landscape Architecture / Civil Engineering

MEMORANDUM

To: Jerome F. Shea – Town Engineer

From: Thomas F. Cooke – Director of Administrative Services 

Re: **Board of Selectmen Action on Senior Center**

Date: May 29, 2014

CC: Mary A. Glassman – First Selectman
Rich Sawitzke – Engineering Transition Manager
Senior Center/Eno Memorial Sub-Committee

The Board of Selectmen held a Public Hearing on May 28, 2014 to receive comment concerning findings and recommendations submitted to the Board of Selectmen in connection with the possible construction of a Senior Center or renovation of the existing Senior Center. At the Regular Meeting following the Public Hearing, the Board of Selectmen asked for further study and recommendation by the Public Building Committee based on the following:

- The Board of Selectmen rejected the option of building a new Senior Center at the intersection of Bushy Hill and Stratton Brook Road;
- It asked for further evaluation of the feasibility of renovation of Eno Memorial Hall, including (1) a thorough assessment of accessibility issues presented by the existing structure and (2) the feasibility of a “distributive model” which would retain some functions at Eno Memorial Hall and relocate other functions to existing or newly built facilities; and
- It asked for a specific recommendation for a new site for the Senior Center in the downtown area of Simsbury.

Please communicate the above referral to the Senior Center/Eno Memorial Sub-Committee and to the Public Building Committee. In addition, please work with the Public Building Committee to identify the most appropriate site for the Senior Center.

In addition, please extend the Board of Selectmen’s thanks to the Public Building Committee and to the Senior Center/Eno Memorial Sub-Committee for their work on this important issue.

October 28, 2014

Board of Selectmen
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Re: Request for Reconsideration

Dear Board of Selectmen,

I am the manager of C-TEC PPA ISC, LLC ("C-Tec" or the "LLC"), the project manager of the renewable energy project installed at the International Skating Center of Connecticut (the "ISCC") at 1375 Hopmeadow Street in Simsbury. I am writing you concerning the Board of Selectmen's recent decision to deny C-Tec's request for the abatement of the property tax on the project and I am requesting a meeting to discuss the details of the denial and to request that the Town reconsider its decision.

At the onset, I understand that there may have been some confusion as to whether a representative from C-Tec was required to appear at the meeting of the Board of Selectmen to offer insight and necessary information about the project. I apologize for not attending the meeting but would like an opportunity to explain the confusion. During the initial due diligence period on this project, there were several meetings between C-Tec and the Town, including a vote by the Board of Selectmen supporting this project. I attended the meetings, described the project and answered your questions. When the issue of the request for abatement (and a Board meeting to consider it) was brought to my attention, I was honestly surprised because it was my understanding that the Town was in full support of renewable energy projects such as this one, which involves a town-owned property. Further, the law expressly provides the Town with the authority to abate the taxes on renewable energy projects. I therefore assumed that no property tax would be assessed on this project, or at the least, it would have been abated. I apologize for any assumptions that I made, but it was also communicated to me that all that was necessary at that time was to send in the abatement request and so that is what I did and waited for the answer. To my disappointment, the Town denied the abatement request. I hope that the following will explain to you why the Board should reconsider its decision and approve the request for abatement.

The project provides economic benefits to the ISCC that cannot be understated or ignored, and these benefits depend upon the abatement of the property taxes. These benefits flow not only to ISCC, but also to the town; the group that runs the facility for the town and the residents who not only use it; but also view it as an icon and staple of the community. Operating this type of facility is challenging and this project should be viewed as an excellent way of moving the facility

towards a more sustainable energy model while supporting local town, state and federal initiatives. Connecticut law affords towns with an opportunity to show their support for such projects by helping them to become financially viable by exempting them from property tax. The details of the tax exemption legislation really need to be discussed in person, however, let me offer a simple explanation. This project was “energized” a mere 43 days before the most recent amendment was put into effect. The prior law provided municipalities with the authority to abate and exempt the property tax on renewable energy projects such as the one at the ISCC. The recent amendment removed the option as of January 1, 2014, and requires that all projects energized on or after that date to be exempt. In short, it seems unconscionable that a person deciding to install a system in the town down the street 43 days after this project is deemed exempt but this one should not be?

There may also be some confusion with regard to the ownership of the project. C-TEC does not own the project. It was designed, engineered and managed by C-TEC, but a third-party investment group owns it. It provides the ISCC with a way to reduce its energy bills without having to come out of pocket for the large expense of installing the system. That expense is provided upfront by an investment group, who analyzed the project on its own merit with the idea that the Town was in support of it, and therefore, they were willing to put the money up as a long term investment to not only realize a fair return but also help the ISCC create a fixed, discounted energy cost. With the aforementioned legislation, including local, state and federal support, the group felt it was a viable project. However, with the recent denial and this unexpected property tax expense, this project no longer meets this same viability. This decision threatens the project’s future and may result in the de-commissioning of the array in order to recoup costs and use the renewable energy system elsewhere (where, since it would be installed after January 1, 2014, the project would be tax exempt). This would be extremely disappointing seeing that this project has tremendous environmental impact creating enough energy to power 40,000 homes.

The recent decision also sends contradictory messages to the community and its citizens. Simsbury is lauded for its commitment to the environment and its support for renewable energy projects. The town recently completed a tremendously successful residential solarize program using C-TEC Solar, LLC. as it’s hand selected solar installer. Eighty residents signed up for solar in a short five-month period. Part of a homeowner’s decision to move forward on their own projects is the fact that they are exempt from property tax. I believe this proves that our community (of which I am also a resident) is very eco-conscious and fully supportive of these initiatives. They are not only interested in the savings that their projects create but are aware of its environmental impact. The same can be said about the ISCC. They feel proud to be using a town-owned building in their backyard that is creating clean power to do its part to keep their children’s environment cleaner and more sustainable. I believe that the residents of Simsbury would expect that their town leaders would support it. I

also believe that the town leaders want to support these initiatives, and that this was a matter of miscommunication and lack of full knowledge of the circumstances. I take the blame for that by assuming and not researching and understanding what was expected of me for this meeting and decision. In requesting this meeting I hope to be able to allow the board the opportunity to reassess the circumstances and reconsider the decision.

Very truly yours,

Mickey Toro



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING AGENDA SUBMISSION FORM

1. **Title of submission:** Approval of Simsbury PAC, Inc. Directors
2. **Date of submission:** 10/2/2014
3. **Date of Board Meeting:** 10/15/2014
4. **Individual or Entity making the submission:** David R. Ryan
5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):**

The Individual or Entity making the submission requests that the Board of Selectmen:

Approve as Simsbury PAC, Inc. directors the following people to keep the total of Simsbury BOS-approved directors to 8 (of 15):

David Ryan, term ends 2017
Greg Piecuch, term ends 2017
Ferg Jansen, term ends 2017
Jeff Dornenburg, term ends 2016
Jane Porterfield, term ends 2015

The following directors were approved in May 2013, and they continue to serve:

Cathy Barnard, term ends 2015
Ed Kubasek, term ends 2015
Linda Schofield, terms ends 2015

These appointments will be reconsidered after our 2015 Annual Meeting.

Telephone (860) 658-3230
Facsimile (860) 658-9467

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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

6. **Individual(s) responsible for submission** (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):

David R. Ryan

7. **Summary of Submission** (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):

8. **Description of documents included with submission** (All documents must be in final form and signed by the appropriate party.):

The following documents are included with this submission and attached hereto:

Simsbury Performing Arts Center, Inc.

October 2, 2014

To: The Simsbury Board of Selectmen

1. To obtain approval of the IRS for a 503c3 status, the corporation applied as a "affiliated organization" to the Town of Simsbury. The IRS requires that our by-laws provide that the Town appoints the majority of the Board of Directors.
2. The Simsbury Performing Arts Center, Inc. requests the Simsbury Board of Selectmen to approve, or re-approve, the following five people as members of the Simsbury Performing Arts Center, Inc. to make a total of eight members approved by the BOS.

David Ryan, term ends 2017
Greg Piecuch, term ends 2017
Ferg Jansen, term ends 2017
Jeff Dornenburg, term ends 2016
Jane Porterfield, term ends 2015

Already appointed through 2015:

Cathy Barnard
Ed Kubasek
Linda Schofield

Thank you,

David R. Ryan
President
(860) 651-9133

**Simsbury Performing Arts Center, Inc.
Board of Directors**

Last Name	First Name	MI	Street Address	Town	E-mail	Home	Office	Cell	End Term	Office	Committees
Barnard	Catherine	A	7 Richard Rd	Simsbury	cathybarnard514@yahoo.com	(860) 651-5229		(860) 306-2147	Apr-15	Secretary	Exec; Admin
Burrus	Lee		3 Whitewood Lane	Granby	badnews111@aol.com	(860) 653-2302		(860) 874-8155	Apr-17		Development
Dornenburg	Jeff		225 Old Farms Road	Simsbury	jeffd@dk-advertising.com	(860) 658-1196	(860) 726-9740	(860) 690-2844	Apr-16		Development
Geitz	Martin	J	318 Strickland St	Glastonbury	mgeitz@simsburybank.com	(860) 657-2697	(860) 651-2088	(860) 508-4284	Apr-15		Development
Hensley	Robert	S	21 Cedar Hill Rd	West Simsbury	BobHensley1@aol.com	(860) 651-5129	(860) 678-1090	(860) 916-5057	Apr-17		Exec; Governance; Development
Jansen	Ferguson	R	3 Fox Den Rd	West Simsbury	ferg@tyeemanagement.com	(860) 651-4564		(860) 402-4566	Apr-17		Exec; Operations
Kubasek	Edward	J	1 Whitney Lane	West Simsbury	ekubasek@kerrinsurance.com	(860) 651-8525	(860) 651-3325	(860) 543-1690	Apr-15		Exec; Admin/Audit
Pendergast	Michael		10 Harvest Hill Rd	West Simsbury	mgpendergast@gmail.com	(860) 217-1006		(860) 249-3219	Apr-16		Development
Pendergast	Paul		2 Thistle Hollow	Avon	paulpendergast@back9network.com	(860) 674-1631		(860) 904-3172	Apr-16		Development; Governance
Piecuch	Gregory	W	3 Michael Rd	Simsbury	gpiechuch@comcast.net	(860) 651-3645		(860) 416-9385	Apr-17	Treas	Exec; Development
Porterfield	Jane		125 Westledge Rd	West Simsbury	jporterfield@educationalplaycare.com	(860) 658-4227		(860) 989-9301	Apr-15		Operations
Pusch	Tim		10 I Massaco St.	Simsbury	tpusch@burnsbrooksmcneil.com	(860) 217-1067	(860) 618-4421	(860) 989-9857	Apr-16		Operations
Ryan	David	R	20 Westledge Rd	West Simsbury	d_ryan@comcast.net	(860) 651-9133		(860) 916-5087	Apr-17	Pres	Exec
Schenck	Phillip	K	19 Applewood Lane	Avon	pschenck673@yahoo.com	(860) 673-4206	(860) 769-3504	(860) 836-5352	Apr-16		Admin/Audit
Schofield	Linda	J	3 Ryan Circle	Simsbury	lindaschofieldmph@gmail.com	(860) 651-8739		(860) 604-6578	Apr-15		Exec; Operations; Development



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING

AGENDA SUBMISSION FORM

1. **Title of Submission:** Application for TOD Planning Grant
2. **Date of submission:** November 5, 2014
3. **Date of Board Meeting:** November 10, 2014
4. **Individual or Entity making the submission:** Hiram Peck, Director of Planning and Community Development, Staff to the Business Development Committee
5. **Action requested of the Board of Selectmen (Acceptance of gift, creation of reserve, approval of contract, information only, etc. Be as specific as possible with respect to the desired action of the Board.):** The BOS is being asked to:
 1. Read draft resolution and adopt same allowing staff to apply for this Planning Grant
6. **Individual(s) responsible for submission (Please include complete contact information. The identified individual(s) should be prepared to present information to the Board of Selectmen at the Board Meeting.):**

Hiram Peck, Director of Planning and Community Development (860) 658-3228

7. **Summary of Submission (Include in your summary (i) relevant dates and timelines; (ii) parties involved; (iii) a description of financial terms and conditions specifically identifying the financial exposure/commitment of the Town of Simsbury; (iv) whether or not contracts, licenses and other legal documents have been reviewed by the Town's counsel; and (v) other information that will inform the Board of Selectmen's consideration of your submission. Include any additional information in an attached memorandum.):**

This Transportation Oriented Development (TOD) Planning Grant will, if received, allow for the completion of several aspects of the planning and onset of implementation of several aspects of the activities for the Weatogue Village District which surrounds the transit stop at Winslow Place in Weatogue.

Preliminary drafts of parts of the grant application are attached. The remainder of the grant application materials will be drafted, attached and submitted to OPM on or before the grant application deadline of November 14, 2014.

Telephone (860) 658-3230
Facsimile (860) 658-9467

tcooke@simsbury-ct.gov
www.simsbury-ct.gov

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No grant documents are available as the grant has not been awarded at this time. Town Attorney will need to review and approve any such documents prior to request for the First Selectman to sign.

8. **Description of documents included with submission (All documents must be in final form and signed by the appropriate party.):**

The following documents are included with this submission and attached hereto:

Draft of the TOD grant application FAQs and grant outline. Remainder to be supplied to all relevant parties as it is developed.

Thank you for your consideration of this matter. We look forward to finishing this grant application and submitting it for consideration by OPM.

Transit-Oriented Development Grant Program

The Board of Selectmen of the Town of Simsbury met on November 10, 2014 and adopted a resolution by the vote of __ to __, which:

“Resolved that the Simsbury Board of Selectmen:

- 1) Authorizes submission of the Weatogue Village District T.O.D. Overlay Zone Grant application in accordance with the Transit-Oriented Development (TOD) Planning Grant Program Request for Applications; and**

- 2) Authorizes the individual serving as First Selectman, or their successor(s), to sign the grant application and to sign any other documents associated with administering the grant, if awarded, including any amendments thereto.**

Such grant application is attached to and made part of this record.”

Attested to by:

Name: _____

Town Clerk

Date: _____



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN MEETING **AGENDA SUBMISSION FORM**

1. **Title of submission:** Request for RFP – Small Cities Grant Application, 2015
2. **Date of submission:** 5 November 2014
3. **Date of Board Meeting:** 10 November 2014
4. **Individual or Entity making the submission:** Edward J. LaMontagne, Executive Director, Housing Authority of the Town of Simsbury and Thomas F. Cooke, Director of Administrative Services for the Town of Simsbury
5. **Action requested of the Board of Selectmen:** The Housing Authority of the Town of Simsbury requests that the Board of Selectmen submit a Request For proposal to secure a qualified firm or individual for professional and technical services to prepare a 2015 Small Cities Community Development Program Application and to provide administrative and technical support to implement activities including program income during the contract period.
6. **Individual(s) responsible for submission:** Edward J. LaMontagne, Executive Director, Housing Authority of the Town of Simsbury, 1600 Hopmeadow Street, Simsbury, CT 06070, 860-658-1147, SimsburyHA@comcast.net
7. **Summary of Submission:** The Housing Authority of the Town of Simsbury is interested in applying for a 2015 Small Cities Community Development Program Grant, the purpose of which is to replace the roof at the Virginia Connolly Residence, the resurfacing of the roadway throughout the Housing Authority property and making modifications in compliance with the ADA. The securing of a qualified firm or individual to provide administrative and technical support to implement activities including program income during the contract period is the first step of the process. The application deadline for the 2015 Small Cities CDPG is **3 April 2015**.
8. **Description of documents included with submission:** Suggested RFP format.



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

REQUEST FOR PROPOSAL

The Town of Simsbury requests proposals from qualified firms or individuals for professional and technical services required to prepare a 2015 Small Cities Community Development Program Application and provide administrative and technical support to implement activities including program income during the contract period, if approved. This RFP also includes selection for other Federal/State funding programs such as STEAP, Section 108, USDA, etc....that may be used to meet local community development and housing needs.

The selected contractor will be responsible for all phases of general program administration and compliance, under the Town's direct supervision for approved projects, excluding funds disbursement, which will include such specific project administrative activities as Section 3, Fair Housing and Equal Opportunity, Davis-Bacon compliance, housing rehabilitation design and delivery if approved, etc.

All Application development and submission and Citizen Participation activities necessary for the specific project submission must be included in the proposal.

Selection will be based on amount of Small Cities projects awarded and completed, experience of staff assigned, cost, and any other factors deemed in the Town's best interest.

Specific architectural and engineering services required for project activities are not being requested as part of this proposal.

Three copies of the proposal must be submitted to Mr. Thomas F. Cooke, Director of Administrative Services, Town Hall, 933 Hopmeadow Street, Simsbury, CT 06070 no later than 1:00 pm on Friday, December 5, 2014. Proposals must include the following information:

- a. proposed scope of work and project approach;
- b. detailed information of the firm's background and experience in Federal/State funding, specific Small Cities CDBG Program experience is required;
- c. key staff assigned with resumes;
- d. proposed fee approach including a list of per diem rates by job category;
- e. each proposer must provide certification of insurance in the types and amounts specified by DECD Bulletin #94-003 within ten days of selection by the Town.

Additional information is available by contacting Mr. Thomas F. Cooke, Director of Administrative Services, at 860-658-3230.

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Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Thomas F. Cooke - Director of Administrative Services

BOARD OF SELECTMEN

MEETING AGENDA SUBMISSION FORM

1. **Date of submission:** November 4, 2014
3. **Date of Board Meeting:** November 10, 2014
4. **Individual or Entity making the submission:** Louis J. Donofrio
5. **Action requested of the Board of Selectmen:**
Accept the resignation of Louis J. Donofrio as a **regular member** of the Economic Development Task Force effective November 3, 2014.
6. **Individual(s) responsible for submission:** Carolyn Keily, Town Clerk
7. **Summary of Submission:**
Resignation: Louis J. Donofrio
Party: Republican
Effective date: November 3, 2014
Board: Economic Development Task Force
Term: ending 12/7/2015
8. **Description of documents included with submission**
The following documents are included with this submission and attached hereto:

Signed letter of resignation



LOUIS J. DONOFRIO
ATTORNEY
ONE FINANCIAL PLAZA
HARTFORD, CT 06103
Phone: (860) 240-1042
Cell: (860) 478-6062
Fax: (860) 240-1002
ldonofrio@rrlawpc.com
www.rrlawpc.com

November 3, 2014

Via Regular Mail

Office of the Town Clerk
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
Attn: Carolyn Keily, Town Clerk

Re: Resignation from Simsbury Economic Development Task Force.

Dear Ms. Keily:

By this letter I hereby resign from the Simsbury Economic Development Task Force. Thank you for the opportunity.

Very truly yours,



Louis J. Donofrio

RECEIVED
NOV - 4 2014
TOWN OF SIMSBURY CT
TOWN CLERKS OFFICE

613630.1

HARTFORD

NEW HAVEN

WEST HARTFORD

DRAFT

Resolution Regarding the Establishment of a Tax Abatement and Business Development Incentive Policy (“the Policy”)

WHEREAS, The Board of Selectmen of the Town of Simsbury seeks to encourage the growth and expansion of resident businesses as well as the initial location of specific types of businesses within the Town of Simsbury; and

WHEREAS, to help accomplish this goal the Town of Simsbury, acting through its Board of Selectmen, hereby establishes a process to take advantage of available economic development incentives as found permissible by the Connecticut General Statutes, and

WHEREAS, the Town may offer applicants temporary tax abatement pursuant to CGS § 12-65b., and

WHEREAS, the Town may also offer applicants other incentives if the proposed new development or expanded existing development are deemed to be in the best interests of the Town, and

WHEREAS, the Town acting through the Business Development Committee (BDC) will review specific business development incentives on a case-by-case basis and will base the decision to grant any incentives on the requirements of this adopted policy and the overall best interests of the Town at the time of application, and

WHEREAS, in the event of unusual or extraordinary circumstances the Business Development Committee may recommend and the Board of Selectmen may approve the waiver, if requested by the applicant, of any requirement contained in the Policy so long as the development is found to be consistent with the stated goals and objectives of Simsbury’s adopted economic development plans.

NOW THEREFORE BE IT RESOLVED, that the following program of incentives is hereby adopted and shall be implemented as indicated hereafter:

THE TYPES OF BUSINESSES or INDUSTRIES TARGETED BY THIS POLICY:

The Tax Abatement and Business Development Incentive Policy Program will be used to target the following types of quality businesses that generate substantial tax revenue to the Town of Simsbury:

1. Corporate headquarters
2. Corporate satellite offices
3. Campus-style office development
4. Research and development and high technology facilities, especially those which are environmentally sustainable.

5. Manufacturing facilities as defined in Chapter 558 of CGS.
6. Existing Simsbury business expansion
7. Mixed Use Development which contains at least 50% of its floor area designated for commercial use if combined with a specific plan for the timely, acceptable, sequential development of the entire site and located in the Simsbury Town Center Code area or in an established Village District.

The Town is interested in attracting businesses that will:

1. Generate additional tax revenue through real estate and/or personal property taxes
2. Provide lasting employment opportunities with minimum or higher wage opportunities.
3. Provide high quality goods and services
4. Improve the aesthetics of the community or a particular area of the community so designated for such development.
5. Occupy, and/or preserve a historic site.

The following types of enterprises shall receive priority in consideration for abatement or incentives:

1. Those within targeted locations as identified in this Policy, the current Comprehensive Plan or adopted economic development plan.
2. Those proposing a project that forwards a stated goal or objective that will bring a positive, substantial impact on the Grand List. For new businesses a substantial impact will be defined as contributing at least an additional one and one-half (1.5) million dollars in real estate value to the grand list.
3. Those that are expanding and meet the above criteria as defined as contributing a minimum of one (1) million dollars in real estate value to the grand list or 50% of the current real estate value, whichever is greater.

BUSINESS DEVELOPMENT INCENTIVE GUIDELINES:

Overview and Background:

The objective of offering a tax abatement or business development incentive is to encourage the introduction or expansion of specific types of businesses through the establishment of a public/private partnership, which results in growth expansion consistent with the Town's adopted plans, codes or regulations.

Any proposed abatements or incentives are subject to final approval by the Board of Selectmen upon recommendation by the Business Development Committee.

The Board of Selectman, in adopting these incentive guidelines hereby establishes the following objectives consistent with adopted plans and sound economic growth:

1. The project must provide a clear benefit to the Town as determined by the Board of Selectmen based on program policy, objectives and guidelines.
2. Creation of substantial, long term tax base growth.
3. Stimulation of the local economic conditions for existing businesses, and the development of future related or unrelated industry groups.
4. Accomplishment of community goals as stated in the current Comprehensive Plan, Plan of Conservation and Development or adopted economic development plan.
5. Applications and Applicants must have a solid financial base and growth potential as determined by the Director of Finance.
6. Parent or subsidiaries of businesses which are the subject of or connected to such applications must have a satisfactory record of environmental compliance as may be documented, or not, by Connecticut Department of Energy and Environmental Protection (DEEP).

BUSINESS DEVELOPMENT INCENTIVE MINIMUM REQUIREMENTS:

1. The proposed project is a permitted use, or may be permitted by the Zoning Commission through a process established in the Simsbury Zoning Regulations. If rezoning is required, the abatement/incentive may be conditional.
2. Delinquency in any fees or taxes that have not been waived and that are otherwise due to the Town of Simsbury from the applicant or any related entity shall render the applicant and application ineligible.
3. If the end user of the proposed facility is a lessee, tax benefits must be clearly reflected in the lease as accruing to the Applicant entity for at least the term of the abatement period.
4. Applicant must not be in violation of any law, regulation or agreement with town, state or federal government, notwithstanding any tax lien with governmental forbearance.
5. Applicants must be committed to make a significant investment in new or renovated real or personal property in Simsbury.
6. Applicant's project must provide new employment or enhance to the tax base or encourage technological innovation and/or investment and address a goal or objective identified in the Town's adopted plans.
7. A statement is to be provided as to the ownership structure of both the real property, personal property and operating company including information as to the ownership of any applicable subsidiary companies.
8. There is a firm commitment to remain in the Town beyond the length of the abatement or other incentive period, if applicable.
9. All tax obligations to the Town by the applicant must be current except in the case when the applicant is seeking approval to purchase existing tax liens.
10. The project should meet goals and objectives identified in the adopted POCD and the adopted economic development plan as it may be amended.

11. An agreement entered into pursuant to this Policy shall not be subject to assignment, transfer, or sale without the written consent of the Simsbury Board of Selectmen.
12. After approval of an application by the Board of Selectmen and approval of a site plan by the Simsbury Zoning Commission, construction shall commence within twelve (12) months and shall be completed within twenty-four (24) months unless otherwise extended by the Board of Selectmen in its sole discretion.
13. In the event that the applicant, during the period of its participation in this program:
 - a. relocates its business from Simsbury,
 - b. becomes delinquent in taxes or fees,
 - c. closes its operation, or
 - d. declares bankruptcy,

then any tax abatement or incentive benefit enjoyed by the applicant under this program shall be forfeited and the applicant shall be required to pay back all taxes that would have been assessed had the applicant not participated in the program.

14. If benefits were obtained fraudulently, the town may pursue any recourse allowed by law including prosecution and obtaining penalty fees.

TYPES OF ASSISTANCE AVAILABLE:

Tax Abatement: The assessment of the real property and all improvements to be constructed thereon may be reduced for a period of time and under the conditions set forth below:

Project location: 	Existing Business or industrial Zone	Extg. or Proposed Zone allowing mixed use including target industries only in specified locations.	Simsbury Town Center or adopted Village District
Period of abatement: 	3 years min to 7 years max	3 years min to 5 years max	From 3 years min to 7 years max
MAX Percentage of abatement based on difference in eval. Max yrs. <u>NOT</u> automatic. 	Extg. business: 50/45/40/35/30/25/20 New business: 40/35/30/25/20/15/10	Extg. business: 50/45/40/35/30 New business: 40/35/30/25/20	Extg. business: 55/50/45/40/35/30/25 New business: 55/50/45/40/35/30/25
Special Focus Conditions: 	High quality development sought	Specific mix of uses applies	Scale and quality design critical in these districts

The period of reduced assessment shall commence with the Grand List immediately following the issuance of a final certificate of occupancy for the new or expanded construction and upon the execution of an agreement satisfactory to the Town Attorney that will set the terms and conditions of the abatement/incentive based on the established parameters.

Waiving or Reduction of Any Town Permit Fees for targeted businesses and industries:

The BDC Committee may recommend waiver of up to 50% of any Town permit fees or a smaller portion of such fee upon request and determination that such a fee waiver would encourage the development or expansion of quality businesses especially those of the targeted industries. The Board of Selectmen may upon recommendation of the BDC agree to waive a portion up to 50% of the entire fee as it may determine necessary to encourage the desirable development. The development must have been determined to meet the applicable desirable criteria as outlined herein. The Town and the applicant shall enter into an agreement which will set forth the terms and conditions based upon the established guidelines. The agreement shall be approved by the Town Attorney.

Infrastructure Rebate Program:

An applicant who is applying for a complying new or expanded existing business development that meets the criteria herein may also apply for a partial rebate for infrastructure which is located in the public right of way and approved by the appropriate Town Departments, Town Engineer, and the Board of Selectmen for the construction of infrastructure which the Town Engineer determines will serve a valid public purpose, be in the best long term interest of the Town and may also, in certain developments, clearly contribute to the creation of a more walkable, sustainable community. Note that only improvements that are public and are constructed in the public right of way are eligible for any potential rebate. Parking facilities, for example, which are available to the public may be determined to be eligible for this program.

The percentage rebate which may be applied to any given development is to be determined and recommended by the Town Engineer. The maximum percentage of rebate is to be 50% of the cost as determined acceptable by the Town Engineer. Certification of actual cost shall be made to the satisfaction of the Town Engineer. The actual approval of the infrastructure rebate including percentage, shall be determined by the Board of Selectmen and also be based on available funding.

Application Requirements and Procedures:

- Applications shall be made to the Director of Planning and Community Development.
- Applications shall be reviewed by the First Selectman.
- Applications shall be referred to the Director of Finance.
- Applications shall contain at least the information specified below.

- For purposes of reviewing these Applications, there is established a Business Development Committee (BDC). The Committee shall consist of five (5) members. The First Selectman shall serve as the Chairperson of the Committee. The remaining four (4) members of the Committee shall be appointed by the First Selectman and one member shall be chosen from each of the then existing membership of the Economic Development Commission, the Board of Finance and the Zoning Commission. The remaining member of the Committee shall be chosen at large.
- The First Selectman shall refer applications that meet the minimum requirements as set forth in this resolution to the BDC for consideration and recommendation to the Board of Selectmen.
- Upon receipt of a complete Application the BDC shall report the findings and recommendations of the Committee to the Board of Selectmen for action.

PROCESS DETAILS:

STEP 1:

Applicant will submit a written report, application and Economic Development Impact Statement to the Director of Planning, which will then suggest a Business Development Incentive, based on the report, the development's direct and indirect economic and fiscal impacts and compliance with the overall Business Development Policy.

The applicant's request should include at least the following types of information:

1. Specific Assistance Requested and rationale for the request.
 - a. Tax assessment reduction specifics on a year to year basis.
 - b. Waiving or reduction of any Town permit fee, specifying the amount of requested waiver
 - c. Any infrastructure rebate request specifically the amount of request with all construction details.
2. Description of the project including an estimate of the number of jobs to be created and their wages.
3. Description of the applicant's business including a listing of its officers.
4. Description of the application and its products or services.
5. An estimate of the value of the proposed improvements.
6. An estimate of employment provided, full-time and part-time.
6. An anticipated project construction schedule.
7. Identification of any other public incentives, financial or otherwise, which have been requested and are included in the project financing.
8. A statement of the benefits to the Town for granting an incentive including an estimate of local taxes to be paid on a year to year basis for as long as the requested incentive.
9. All other information requested per the Minimum Criteria/Information of this Policy.

STEP 2:

- a. After review of applicant's submittal by the Planning Director and other appropriate staff the Planning Director will refer the submittal with comments to the Economic Development Commission for review and recommendation.
- b. The Planning Director shall also, at the same time, refer the application to the Business Development Committee (BDC) for review and recommendation.

STEP 3:

If endorsed by a majority membership vote of the 5 member BDC, the Planning Director will forward the BDC recommendation and the Economic Development Commission (EDC) recommendation to the Board of Selectmen. The recommendations of the BDC and the EDC will be incorporated into the final recommendation which is sent to the Board of Selectmen for final action.

If the application is not recommended for approval by the BDC the application is terminated and no further action is required.

STEP 4:

Upon preliminary approval by the Board of Selectmen, the Planning Director and if applicable, the Town Engineer, will work with the applicant, and the Town Attorney to draft a legal contract that assures that all provisions of the Business Development Incentive program as preliminarily approved by the BOS are being met. Contract details will be on a case- by case basis depending on the project specifics.

STEP 5:

In order for the incentives to become official, the Board of Selectmen must approve the final Business Development Incentive(s) in contract form by majority vote.

STEP 6. The BOS shall also authorize the First Selectman to sign the proposed contract once approved as to form by the Town Attorney.

Appendix A

Application Minimum Requirements:

<u>Does the application contain:</u>	YES	NO
Specific assistance requested: a. Tax abatment b. Reduction of Fees c. Infrastructure rebate		
Project Description		
Description of Business		
Description of application products & services		
Est value of proposed improvements		
Employment to provided a. Full time (by year) b. Part time (by year)		
Estimated project construction schedule		
Other requested incentives		
Statement of benefits to Town		
All other requested info		

CALL TO ORDER

The Regular Meeting of the Board of Selectmen was called to order at 7:00PM in the Main Meeting Room of the Simsbury Town Offices. Present were: First Selectman Mary Glassman; Board members Lisa Heavner, Nancy Haase, Cheryl Cook, Michael Paine and Sean Askham. Also in attendance were Thomas Cooke, Director of Administrative Services, Hiram Peck, Planning Director, Thomas Roy, Director of Public Works, Gerry Toner, Director of Culture, Parks and Recreation and other interested parties.

PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance

PUBLIC AUDIENCE

Ms. Joan Coe, 26 Whitcomb Drive, noted an article in the Hartford Courant on October 22, 2014 at the Convention Center of the Connecticut Conference of Municipalities in Hartford. She stated that Simsbury's First Selectman, Mary Glassman and eight members of her executive staff all attending this event as well as Selectmen Lisa Heavner. Ms. Glassman hired her retired Executive Assistant, at a rate of \$29.86 an hour, to remain in the office since the entire executive office was vacant.

Ms. Coe voiced her concern that the Town is actively pursuing the purchase of the Hudson property. She listed her concerns, which also included the unknown costs and believes this project should be rejected by the Board.

Ms. Coe stated her concern with the burning of the Dewey Farm building last week and noted that, when she drove by, there was black toxic smoke and wanted to know if the individuals at the site were in danger of inhaling this smoke.

Ms. Coe stated that Simscroft Echo had a no bid contract to build sidewalks on Owens Brook Boulevard and that the Town policy states that all projects over \$10,000 must go out to bid. She asked why Simscroft Echo received this project.

Ms. Coe wanted to know when First Selectmen Mary Glassman was going to have a ribbon cutting ceremony for the Marijuana Factory. She also wanted to know if the Performing Arts have given an accounting of their revenues and expenditures, as required.

Ms. Coe voiced her concern with tailgating at the concerts and stated that parking has become an issue with concert goers using the parking lots of businesses who are losing revenue during the concerts. She also noted her concern for the number of pistol permits in Simsbury and how many individuals have the right to carry them in Town.

Mr. Robert Kalechman, 971 Hopmeadow Street, discussed his right to free speech and his right to place campaign signs out on Route 10. He stated that he is running for office because he believes that the 5th District is corrupt and he wants to change things.

Mr. Kalechman questioned what the Town is paying the attorney to represent Ethel Walker with the last record showing \$64,000. He also asked what the final cost will be for the Town purchasing the Hudson property.

Mr. Kalechman voiced his concerns that the Town still does not have a contract with the Police Department.

PRESENTATION

Ms. Glassman noted that at the last meeting the Board adopted the Municipal Adoption Resolution to enter into the 2014-2019 Capital Region Natural Hazards Mitigation Plan Update.

Mr. Askham made a motion to amend the Agenda to accept the Resolution for the 2014-2019 Capital Region Natural Hazards Mitigation Plan Update. Ms. Haase seconded the motion. All were in favor and the motion passed.

Mr. Askham made a motion to accept the following resolution that the Town of Simsbury Resolution adopting the 2014-2019 Capitol Region Natural Hazards Mitigation Plan Update,

WHEREAS, the Town of Simsbury Board of Selectmen recognizes the threats that natural hazards pose to people and property with the Town of Simsbury; and

WHEREAS, the Town of Simsbury in collaboration with the Capitol Region Council of Governments (CRCOG) has prepared a multi-hazard mitigation plan known as the 2014-2019 Capitol Region Natural Hazards Mitigation Plan Update in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the 2014-2019 Capitol Region Natural Hazards Mitigation Plan Update has identified mitigation goals and actions to reduce or eliminate long-term risk to people and property from the impacts of future natural hazards and disasters that affect the Town of Simsbury and the region; and

WHEREAS, public and committee meetings were held between March 15, 2012 and October 2, 2013, regarding the development and review of the 2014 – 2019 Capitol Region Natural Hazards Mitigation Plan Update; and

WHEREAS, the Federal Emergency Management Agency/ Department of Homeland Security has approved the 2014-2019 Capitol Region Natural Hazards Mitigation Plan Update, on condition of local adoption, enabling the Town of Simsbury to apply for Hazard Mitigation grant funding; and

WHEREAS, adoption by the Town of Simsbury Board of Selectmen demonstrates their commitment to achieving the hazard mitigation goals outlined in the Town of Simsbury's section of the 2014-2019 Capitol Region Natural Hazards Mitigation Plan Update.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Simsbury Board of Selectmen hereby adopts the 2014-2019 Capitol Region Natural Hazards Mitigation Plan Update.

Ms. Haase seconded the motion. All were in favor and the motion passed.

Ms. Glassman noted that this will allow the Town of Simsbury to put some best practices in place to address natural disasters and will also allow the Town to apply for Grants.

FIRST SELECTMEN’S REPORT

Ms. Glassman announced that the Town of Simsbury Public Works Department is kicking off its annual leaf collection with a new on-line program. To find out when your leaves will be picked up, residents can go onto the Simsbury website and click on leaf collection 2014.

Ms. Glassman also wanted to remind residents that election day will be held on November 4th and residents have until Tuesday, October 28th to register to vote in person. She also noted that there are also provisions, for the first time this year, to vote on the day of election. For more information, residents can contact the Registrar’s office. All four polling places will be open from 6:00 a.m. to 8:00 p.m.

Ms. Glassman reminded residents that the Halloween party is being held by the Culture, Parks and Recreation, Social Services and Simsbury Library on October 30th at 6:00 to 7:00 p.m. at the Library.

Ms. Glassman wanted to update residents on the Farmington Valley Health District efforts to monitor the Ebola status. She noted that procedures were reviewed for responding to infectious diseases, including early identification of cases and strategies to control the spread of illness. Ms. Glassman noted that the state of Connecticut has set up a website, which can be reach at www.ct.gov/ebola that includes information about actions the state of Connecticut is taking to prevent the spread of the virus should someone in Connecticut become sick with Ebola.

Ms. Glassman was pleased to announce that Chief of Police, Peter Ingvertsen and Police Capitan Nicholas Boulter were honored by Connecticut Collation Against Domestic Violence as First 100 Plus men who have made a difference in the work to assist victims of domestic violence in Connecticut.

SELECTMEN ACTION

a) Approve Tax Refunds

Ms. Glassman noted that these are tax refunds that have been reviewed by the Tax Collector and total \$2,644.90 and are recommended by the Board.

Ms. Heavner made a motion to approve Tax Refunds. Mr. Askham seconded the motion. All were in favor and the motion passed.

b) 1 Old Bridge Road Purchase Update

Ms. Glassman noted that this is just an update on the Town's interest in purchasing 1 Old Bridge Road. The Board did authorize the Town to pursue the purchase of this property, subject to Planning Commission and Board of Finance approval.

Ms. Glassman noted that the property is .52 acres and is located entirely within the 100 year flood plain. While its existing residential structure could remain as a non-conforming use in the FEMA flood plain area, it is in best practices to encourage residents to move out of the flood plain.

Ms. Glassman noted that the Board has reviewed this earlier with the Planning Commission. She noted that they are currently looking at a cost of \$150,000 for acquisition and have outlined a number of costs that the Board would like to budget for. She noted that they are not sure how much will have to be used for the project. Ms. Glassman stated that they are also consulting with the Plan, Conservation and Development to see what type of passive recreation would be appropriate for this area.

Ms. Glassman noted that the Drake Hill Flower Bridge is strongly encouraging the town of Simsbury to acquire and develop this property. They believe that the acquisition would help make the Flower Bridge a more desirable destination. Ms. Glassman noted that the next step is for the Board of Finance to review the acquisition.

c) Review and possible action on Textile Recycling Program

Mr. Paine has removed himself from the discussion.

Ms. Glassman stated that at a recent CROG meeting, it was discussed how textile collection has been adopted in a number of towns and how successful it has been in not only removing items from the waste stream, but also providing revenue. Ms. Glassman noted that this is coming to the Board with a favorable recommendation and action.

Mr. Roy distributed a graph illustrating the Municipalities tracking textiles diversion to Board members which shows what some of the other towns have reported in their collection. He noted that there is a variety of different ways the materials will be used and the Town will be paid \$97 per ton of textiles recycled. The current plan is to put one bin at the Land Fill where there is currently a Salvation Army bin that will also remain. Mr. Roy noted that this will be the only bin allowed on Town property unless they exclusively list those in the contract up front. He noted that it is also requested to create a special revenue fund so that the \$97 per ton goes back to the Recycling Committee to use for other recycling efforts. Mr. Roy estimates \$3,000 to \$4,000 revenue from this program.

Mr. Askham made a motion to authorize the First Selectmen to enter into a three year agreement with Bay State Textiles Inc. for the collection of textiles for a single bin located at our transfer station and authorize the funds generated through the sale of textile materials from this program to be used in support of the Town's Recycling Committee with the approval of the Board of Finance which means setting up a special

revenue fund on an annual basis. Ms. Heavner seconded the motion. All were in favor and the motion passed.

d) Adoption of Clean Energy community Pledge Agreement and authorization of the First Selectman to execute the necessary documents

Mr. Roy introduced the members of the Clean Energy task force Claudia Szerakowski and Susan Van Kleef. He stated that the Clean Energy task force has been working a long time to try and get the Clean Energy Pledge Agreement in front of the Board of Selectmen.

Ms. Van Kleef explained the program to Board members and noted that they have a clean energy approach, which provides programs for individuals, businesses, municipalities and non-profits, to invest in clean energy.

Ms. Szerakowski stated that when Simsbury residents participate in these programs, the Clean Energy task force receives points. These points can be used for free solar energy to put into a school or other public building that is approved as well as a \$10,000 grant that will be put back into an energy efficiency type of program. She also noted that, in the future, by participating in these energy efficiency programs, those types of rewards could continue.

Ms. Glassman referenced a letter from Matt Curtis, Superintendent of Schools regarding the Clean Energy Communities Municipal Pledge.

Mr. Roy noted that the goal is to reduce the energy consumption in the Town and Board of Education buildings by 20% by the year 2018. He also stated that they are looking at purchasing 20% of the energy for these buildings from renewable sources.

Ms. Haase made a motion to authorize the First Selectman to enter into the Clean Energy communities Municipal Pledge on behalf of the Town of Simsbury. Ms. Heavner seconded the motion. All were in favor and the motion passed.

e) Approval to submit three (3) applications for the Intertown Capital Equipment Purchase Incentive Program (ICE); read into minutes the attached Resolution(s)

Ms. Glassman stated that this is a regional incentive program that the Town has fought hard to encourage regional cooperation. She noted that regional cooperation has saved the Town dollars and allowed Simsbury to reduce costs to the taxpayers.

Mr. Roy noted that each town had different needs and Simsbury is working with the towns in the region. He stated that for two of the projects, the 4 ton-hot box and the Track Paver equipment, the Grants paid for 50% of the cost of the equipment. The third Grant is for a Roadside Mower, which would be between East Granby and Simsbury. Mr. Roy explained that if the Town received all three Grants, the total expense to the Town of Simsbury would be \$47,625. This would come from Town aid road funding, which is State money that is received every year for the maintenance of the roads.

Mr. Paine made a motion that the Board of Selectmen support the Town's participation in the ICE program;

WHEREAS, The State of Connecticut, Office of Policy and Management (OPM) is accepting grant applications for Inter-town Capital Equipment (ICE) Purchase Incentive Program; and

WHEREAS, the ICE program was established by CGS Sec. 4-66m and provides partial funding for any two or more municipalities for the acquisition of capital equipment that will be shared between the participating communities; and

WHEREAS, the Municipalities must provide the corresponding matching funds; and

WHEREAS, a formal Inter-Local Agreement(s) as approved by the Board of Selectmen will be executed by all participating municipalities prior to their receipt of grant funding;

NOW, THEREFORE, BE IT RESOLVED:

1. The Simsbury Board of Selectmen supports the Simsbury Public Works Department participation in the ICE Purchase Incentive Program for the filing of three separate grant requests with a maximum potential expense to the Town of \$47,625, subject to further consideration and action by the Board of Selectmen and the Board of Finance in the event that a grant is awarded to the Town; and
2. The First Selectman is hereby authorized to execute documents consistent with this Resolution.

Ms. Heavner seconded the motion. All were in favor and the motion passed.

f) Review Tax Abatement Draft and referral

Ms. Glassman discussed the Draft document on the Resolution Regarding the Establishment of a Tax Abatement and Business Development Incentive Policy with Board members. She noted that the Town attorney reviewed the document today, and she would like the Board to start the process of sending it back to the Business Development Committee, Economic Development Committee and the Board of Finance to review.

Ms. Haase noted that she would like to see this go back to the Task Force to continue their work on this. Ms. Glassman stated that she would refer this to the Business Development Committee, Economic Development Committee, Task Force, Chamber of Commerce, Board of Finance and Main Street.

Ms. Haase noted that one of the Task Force's goals is to make a recommendation through the Economic Development Commission and she would like to see this work continue.

Ms. Glassman stated that the Economic Development Commission should have discussions with the Task Force. She also stated the Chamber of Commerce and Main Street would also provide comments back to

the Economic Development Commission or the Board of Selectmen. Ms. Glassman noted that Mr. Peck can then take these comments and do another draft for the Town attorney.

Mr. Askham made a motion to refer this Draft to the Economic Development Task Force and the Task Force will aggregate all those comments and send that recommendation back up through the Economic Development Commission to the Board of Selectmen for final consideration. Ms. Haase seconded the motion. The vote was 4 in favor and 2 opposed. The motion passed.

g) Authorize the Town of Simsbury to participate in Gigabit Internet Network Initiative

Ms. Glassman noted that this is no cost to the Town and that is just signifies that, with the Town participating, that the Town is interested in having high speed internet for our business community and we would like to be part of it. Ms. Glassman believes that this would be an important economic development tool for Simsbury. Currently, there are only three towns participating.

Ms. Askham made a motion to authorize the Town of Simsbury to participate, at no cost, in an RFQ issued by New Haven, West Hartford and Stamford seeking to develop, upgrade and expand broadband infrastructure and improve access to high-speed internet. Ms. Haase seconded the motion. All were in favor and the motion passed.

h) Review the possible action on Easements and License for 8 and 10 Firetown Road

Ms. Glassman noted that this item was on the agenda of the Planning Commission that was held earlier this evening and it was favorably recommended by the Planning Commission unanimously to the Board of Selectmen.

This has been sent to the Town attorney for review and the Town attorney recommended approving this. The piece of driveway has been in use since 1917.

Mr. Paine made a motion to approve the Easements and License to 8 and 10 Firetown Road in the form substantially as presented subject to approval and edits by the Town attorney. Mr. Askham seconded the motion. All were in favor and the motion passed.

i) Approve Public Gathering Permit Application for the 2014 Simsbury Celebrates event to be held on November 29th

Mr. Toner stated that the meeting took place on Thursday, October 2, 2014. The committee is in good shape and looking forward to a great event.

Mr. Askham made a motion to approve the Public Gathering Permit Application for the 2014 Simsbury Celebrates event to be held on November 29. Ms. Haase seconded the motion. All were in favor and the motion passed.

j) Approve the recommendation of the Culture, Parks and Recreation Commission to extend the Golf Course Restaurant lease with the current vendor for two years

Mr. Toner noted that the current restaurant vendor Mr. Giarenakis entered into a two year agreement in 2012 with the Town. He has operated the restaurant very successfully since then and the contract allows for a two year extension to be completed by November 1, 2014. Mr. Toner stated that the current vendor expressed his interest in continuing. The Commission addressed this at their September meeting, at which time they did endorse the concept of entering into a two year extension, and discussed the proposal.

Ms. Heavner made a motion to approve the recommendation of the Culture, Parks and Recreation Commission to enter into a two year lease extension for the golf course restaurant with the current vendor, Emmanuel Giarenakis. Mr. Paine seconded the motion. All were in favor and the motion passed.

k) Accept Planning Commission's recommendation regarding Proposed Donation of .39 acres of Open Space

Ms. Glassman stated that this proposal came with a negative referral from the Planning Commission; however, she has requested to table this motion. Ms. Glassman noted that after receiving the Planning Commission's recommendation, she consulted with the Town's Tax Collector, Colleen O'Connor, and asked to prepare a memo, which the Board members have a copy of. She stated that this piece of land comes with an encumbered and overdue with property taxes. She noted that when there are overdue taxes on property, the Town would foreclose. Ms. Glassman stated that if the Town foreclosed on this property, it would mean that the Town will have to spend more money and, in the end, would take the property.

Ms. Glassman asked to table this so that she can get Town counsel to review the Planning Commission and Town Clerk's memos.

Ms. Haase made a motion to table the Proposed Donation of .39 acres of Open Space. Mr. Askham seconded the motion. All were in favor and the motion passed.

APPOINTMENTS AND RESIGNATIONS

There are no appointments or resignations.

OTHER BUSINESS

a) Update on Special Revenue Funds

Ms. Glassman noted that she asked the Director of Finance to review the Special Revenue Funds and provide the Board with an update. She asked that he discuss this with the Board of Finance. It was on the agenda for the Board of Finance at their October 21 meeting, however, they had some additional questions on the Special Revenue Funds.

Ms. Glassman referenced a memo from Mr. Mancini incorporating the Board of Selectmen’s request plus the additional information that the Board of Finance has requested. As a result of this, it is not ready for the agenda at this meeting.

ACCEPTANCE OF MINUTES

a) Regular Meeting of October 15, 2014

Ms. Haase made a motion to approve the Regular Meeting of October 15, 2014 minutes as amended. Mr. Askham seconded the motion. All were in favor and the motion passed.

- **Amendment to Page 8, 1st Paragraph: 5. Board of Education** - Ms. Heavner said the Board of Education met last night and {there are no changes in} the Board of Education reviewed enrollment status and there are no plans to close any schools at this time.
(remove “there are no changes in”)
(add “the Board of Education reviewed”)

SELECTMEN LIAISON AND SUB-COMMITTEE REPORTS

Mr. Askham noted that there is another Revenue Fund meeting tomorrow as part of the Simsbury Farms and are asking for Mr. Toner and Mr. Bush to give some additional information and potential areas to help address the issue so we can formulate the final recommendations in time for the Board of Selectmen to consider during the budget process.

- 1. Personnel**
- 2. Finance**
- 3. Welfare**
- 4. Public Safety**
- 5. Board of Education**

ADJOURN

Mr. Askham made a motion to adjourn the May 12, 2014 Regular Meeting of the Board of Selectmen at 8:20PM. Haase seconded the motion. All were in favor and the motion passed.

Respectfully Submitted,

Leslie Brigham
Commission Clerk