

BOARD OF SELECTMEN MEETING
DECEMBER 5, 2018

MINUTES

A regular meeting of the Board of Selectmen was held at 5:00 p.m. on Wednesday, December 5, 2018 in the First Floor Conference Room, Independence Hall. The meeting was recorded in its entirety by FairTV, Fairfield's Education and Government Access Channel.

Members Present: First Selectman Michael C. Tetreau, Selectman Christopher W. Tymniak, Selectman Edward J. Bateson

Others Present: Aristolis-H. Smith Richardson Landscape Architect, Mark Barnhart-Community and Economic Development Director, James Bohan-Historic District Commission, Edward Boman-Public Works Assistant Director, Allison Burress-Burr Mansion Manager, Craig Curley-H. Smith Richardson Chair, Julie DeMarco-Human Services Director, George Markley-Human Services Commission, Judy Ewing, Amy Garuso-McKinley School, Michele Herbson, Michael Jehle-Fairfield Museum and History Director, Robert Mayer-CFO, Joseph Michelangelo-Public Works Director, Kathy Redy, Dean Petrucelli-Silver/Petrucelli, Bob Wall-Sustainable Task Force, Chuck Warrington-Director Project Manager Colliers, Humberto Juarez-Fairfield Citizen, FairTV

- 1) CALL TO ORDER - First Selectman Tetreau called the meeting to order at 5:01 p.m.
- 2) PLEDGE OF ALLEGIANCE - Selectman Tymniak led the Pledge of Allegiance.

A Moment of Silence was held for former President George Bush.

- 3) MINUTES To consider and act upon the minutes of:
 - i. Regular Meeting of October 3, 2018

Selectman Tymniak motioned to approve the item. Selectman Bateson seconded the motion.

Public comment – none.

The motion carried unanimously, 3-0.

- ii. Special Meeting of November 20, 2018

Selectman Tymniak motioned to approve the item. Selectman Bateson seconded the motion.

Public comment – none.

The motion carried unanimously, 3-0.

- 4) RECOGNITION Recognition of the Fairfield Public School's K-12 Tree Art exhibition at Sullivan Independence Hall

Michele Herbson, Kathy Redy, Amy Garuso presented the item. Ms. Garuso explained how the exhibit was developed. She said they took 170 students over a two-week period outside to work on the project and were inspired by other artists and by nature using tree bark and acorns. Ms. Redy said the middle school children were very excited to participate in this out-of-the box project. She said it was an important community outreach.

- 5) RECOGNITION Recognition of Fairfield achieving Silver-level certification in the inaugural year of the statewide Sustainable CT program

Bob Wall gave background on the item. He said it attracts people and businesses to Fairfield. He said the town joined the program in March when the RTM passed resolution to support the program. Mr. Wall said he, Mary Hogue and Mark Barnhart contacted residents, many town committees and commissions to help in the joint effort. He said Fairfield was one of 64 towns registered and one of 5 who achieved silver status. He said Fairfield received the highest points, 504, for silver recognition and is exceeding requirements for renewable energy. He said they are doing outstanding work with neighboring towns. He said the Certification lasts for three years and they will continue to work on current and future projects.

- 6) APPOINTMENTS

- a. Historic District Commission (requires RTM approval)

James P. Bohan (R), 51 Station Street, term 11/18 – 11/23 (**alternate**)
(to fill a vacancy for Phoebe Kaylor whose term expired)

Selectman Tymniak motioned to approve the item. Selectman Bateson seconded the motion.

Public comment – none.

The motion carried unanimously, 3-0.

- b. Human Services Commission

George J. Markley (D), 265 Autumn Ridge Road, term 11/18 – 11/22
(to fill a vacancy for Nancy Legare whose term expired)

Selectman Tymniak motioned to approve the item. Selectman Bateson seconded the motion.

Public comment – Julie DeMarco feels honored that Mr. Markley is considering serving.

The motion carried unanimously, 3-0.

- 7) FAIRFIELD MUSEUM AND HISTORY CENTER
To hear a financial status report on the Burr Mansion

Mike Jehle gave an overview of the management agreement. He said they are on a good trend to grow income to offset town expenses to maintain the property. Allison Burress said events are trending up and discussed budget projections and gave a competitive overview. Mr. Jehle reported on capital improvements. He said the kitchen is currently under construction and the town is upgrading the sewer line which is expected to be complete in March. He said they are confident they have enough money to complete remaining projects.

8) FAIRFIELD MUSEUM AND HISTORY CENTER
To approve revised rental rates for the Burr Mansion

Selectman Tymniak motioned to approve the item. Selectman Bateson seconded the motion.

Mr. Jehle updated the Board on comparative rates and the proposed modest increase in 2020. He said they are taking action now because events are booked years in advance. He said they are keeping resident and non-profit rates discounted to continue to attract interest. Ms. Burress said they are also looking to increase additional hourly rates over the 8-hour base rate. Selectman Bateson said he feels the rate should be higher for non-residents. Mr. Jehle said they tried to mirror the Jacky Durrell pavilion fee schedule and want to remain as competitive as possible and not price too high. First Selectman Tetreau said it has been a number of years without an increase and with all the improvements made, it is reasonable and supports the increase.

Public comment – none.

The motion carried unanimously, 3-0.

9) DEPARTMENT OF PUBLIC WORKS To hear a report on the implementation of the Town's Comprehensive Building Asset Management Plan

Edward Boman presented the item and said the plan began in 1993 with Johnson Control. He said this will be a continuous program for the future as technology changes and 40% of the town's power will be green next year. He explained demand charges and that preventative maintenance is key. He said he will receive reports on a quarterly basis to track and it is guaranteed energy and maintenance savings by the company. Mr. Boman noted part of the agreement is the company is going to train our people. There was some discussion on getting the BOE to participate. Mr. Boman said the draft RFP has been prepared.

10) H. SMITH RICHARDSON CLUBHOUSE BUILDING COMMITTEE
To hear an update from the H. Smith Richardson Clubhouse Building Committee
(Bond Resolution to be voted on by early January)

Chuck Warrington, Dean Petrucelli, Aristolis and Craig Curley all presented the item.

Mr. Warrington reviewed the agenda which covered the timeline, site plans, building plans and elevations, budget, value management, other considerations and next steps.

The three conceptual designs are:

Option 1: renovations/addition to existing clubhouse

Option 2: new clubhouse on or near existing building

Option 3: new clubhouse at Hoydens Hill Road

Mr. Curley said the Committee recommends Option 2 which was about a \$200,000 difference than renovating the building. He said the current building has no insulation.

Aristolis reviewed the site plans which he believes creates a more efficient use of the property and explained the drainage system.

Mr. Petrucelli reviewed the site and floor plans. He said the fireplace will stay intact, the wood-framed building will be fully sprinklered per code and will keep the cart barn in its current location. He said the roof will be asphalt and they have used materials that are maintenance free, that don't rot or attract insects. He said there is covered and uncovered outdoor seating and an outdoor fireplace.

Mr. Warrington discussed the schematic design budget and value management. Mr. Curley showed possible areas for solar panels. He said if approvals go through they can begin the project in one year. He explained areas where they cut costs and felt the choices were reasonable. Mr. Petrucelli said the building will be considered lead silver.

First Selectman Tetreau said the Board will follow up with concerns and comments through Craig Curley and share all questions and answers with the BOF/RTM.

Selectman Bateson asked Mr. Curley to bring the number back to \$7M and advise them what the trade-offs would be with the reduction.

11) FIRST SELECTMAN To approve Board of Selectmen meeting dates for Calendar 2019:

January 2 and 16	July 10** and 17
February 6 and 20	August 7 and 21
March 6 and 20	September 4 and 18
April 3 and 24*	October 2 and 16
May 1 and 15	November 6 and 20
June 5 and 19	December 4 and 18

* School Break is the week of April 15-19

**Due to Independence Day holiday

Selectman Tymniak motioned to approve the item. Selectman Bateson seconded the motion.

Public comment – none.

The motion carried unanimously, 3-0.

12) To hear, consider and act upon any other business which shall properly come before this meeting

Selectman Bateson would like an update on the Main Library flood and the Julian lawsuit at the next meeting, December 19, 2018. He also asked that the Library Executive Director attend and would like the First Selectman's Office to put out a press release on the flood.

Selectman Tymniak thanked all departments involved for making the tree lighting such a great event.

- 13) ADJOURN Selectman Tymniak motioned to adjourn the meeting at 7:20 p.m.
Selectman Bateson seconded the motion which carried unanimously, 3-0.

Respectfully submitted,
Sheila Tesei, Recording Secretary