

Town of Winchester

Board of Selectmen

Regular Meeting

Monday April 3, 2023

Item 1 **Call to Order**

Meeting called to order by Mayor Todd Arcelaschi at 7:00pm

Attending Members	Todd Arcelaschi (Mayor)	Jonathan Morhardt (Selectman)
	Candy Perez (Selectwoman)	Linda Groppo (Selectwoman)
	Candace Bouchard (Selectwoman)	Jack Bourque (Selectman)
	Steve Sedlack (Selectman)	

Staff Members	Josh Kelly (Town Manager)
	Glenn Albanesius (Town Clerk)

Item 2 **Pledge of Allegiance** The Pledge was recited by all

Item 3 **Agenda Review** - Item (A) to be removed from "Unfinished Business". Sel. Bourque asked to add discussion of Resident Paula Jaworski's correspondence regarding feral cats to the agenda but Board consensus was to add it to the April 17th meeting.

Item 4 **Approval of Minutes**

* Minutes of Regular Meeting on March 20, 2023

Motion - Sel. Perez / Second - Sel. Morhardt

Vote to accept minutes - Unanimous (7 - 0)

Item 5 **Citizens Comments** The following people addressed the Board

* Stephen Kosinski

* Dewees Yeager - Relaying EDC's support of Ted Shafer and continuing his employment in FY23 -24

* Michael Goncalves - Regarding the Town's Dock and Mooring Ordinance 162

* Selectwoman Perez - Regarding disparaging and untrue remarks aimed at her

* David LaPointe

* Frank Olivieri - Asked whether the Schools would be offering Student make up sessions lost to the Covid pandemic.

* Bryan Sundie

Item 6 **Town Manager's Report** - Josh Kelly reported to the Board on the following topics. . .

* On Thursday March 23rd the Town completed its Bond Sale, securing a True Cost Interest (TCI) rate of 3.37%. Our AA upgraded rating helped with the favorable TCI which came in lower than what was budgeted. This will save a significant amount over the 20 year life of the bond.

- * A Town Realtor RFP was issued and since closed. This person will assist with the marketing and sale of Town owned properties and get them back on the Tax roll.
- * A recent initiative to negotiate a lower Electricity cost for the Town has resulted in a \$10.57 cents/kilowatt hour rate. These savings will positively effect the budget and more savings may result as we proceed into the new fiscal year.
- * Frontier Communications has completed installation of Fiber Optic cable to most of Winchester. Connections to homes will begin this month.
- * A new Chief of Police was sworn in on Monday April 3rd. Chris Ciuci brings a robust resume of tenure and experience from the Berlin Police Department where he served for almost 29 years.
- * The Town has a number of key positions open. Interested and qualified candidates are encouraged to visit the Towns website and apply.
- * Winchester will be submitting a very comprehensive application for Sustainable CT certification.

Item 7

Correspondence

- * The Economic Development Commission submitted a Letter of Support for Ted Shafer and his position as Winchester's Director of Economic Development. Twenty one signatures were gathered and turned over to the Board of Selectmen encouraging them to keep Ted's role intact in the FY23-24 budget.

Item 8

Boards and Commissions - Sel. Sedlack introduced the following actions.

- * Paul Mitchell (U) was submitted for consideration as a member of the Zoning Bd of Appeals. His signed application was dated April 1, 2023.
- * The following groups have position openings. Interested candidates are encouraged to apply!
 - Arch. Review Committee - 1 Permanent Seats and 2 Alternate Seats
 - Conservation Commission - 1 Permanent Seat
 - Laurel City Commission - 5 Permanent Seats
 - Inland Wetlands & Watercourses Commission - 2 Permanent Seats
 - Recreation Board - 1 Permanent Seat
 - Zoning Board of Appeals - 1 Permanent Seat and 2 Alternate Seats

Item 9

Unfinished Business

A) Consider and Possibly Act on 840 E. Wakefield Blvd 8-24 Referral from the Planning & Zoning Commission and establishing a Special Town Meeting date to approve the granting of a permanent easement. **THIS ITEM REMOVED FROM AGENDA**

B) 23-11B Consider and Possibly Act on Tax Abatement items.

John Noone, a Winsted resident interested in purchasing the Church building at 630 Main Street addressed the Board and outlined the Business Plan drafted for proposed use as a Performing Arts Center. Mr. Noone explained the reasoning behind his request for a Tax Abatement schedule. The Board had numerous questions and some concerns regarding completion timelines of the 3 projects that the Town has invested Grant money with Mr.Noone.

Motion Statement - I would move that we direct the Town Manager to draft an agreement in support of tax relief for 630 Main Street.

Motion - Sel. Sedlack / Second - Sel. Morhardt

Sel. Bourque requested that the motion include the statement that 630 Main Street was to become a Performing Arts Center.

Much discussion ensued with a request for clarification as to whether the vote was for a formal tax agreement or just a proposal that the Board could review and modify.

Vote to approve - Yes (4) Morhardt / Arcelaschi / Sedlack / Bourque No (2) Bouchard / Groppo
Abstain (1) Perez

C) 23-09C Consider and Possibly Act on proceeding with the adoption process for the Codified Ordinances.

Motion Statement - "I move that the Board of Selectmen move the Ordinance Codification Project along to the third and final step in its review process, to be considered and possibly acted upon at the regular meeting on April 17, 2023."

Motion - Sel. Bouchard / Second - Sel. Perez

Vote to approve - Unanimous (7 -0)

D) Consider and Possibly Act on the Town Manager's Proposed FY 2024 Budget

Motion statement - I move that the Board of Selectmen make the following alterations to the Town Managers original proposed budget.

1. That the Software/Licensing line in the Assessors Department (Line 0115-900-0001-0000) be reduced by \$17,535.00 to a new total of \$0.00 and
2. That the Total Line in the Maintenance of Lakes/Ponds Budget (Dept 126) reflect the correct total of \$54,238.00 and
3. That the Office Supplies Line in the Land Use Department (Line 0148-806-0000-0000) be reduced by \$504.00 to a new total of \$2496.00 and
4. That the Telephone/Internet Line in the Land Use department (0148-807-0000-0000) be increased by \$3000.00 to a new total of \$3000.00 and
5. That the Telephone/Internet Line in the Emergency Management Department (Line 0214-807-0000-0000) be increased by \$715.00 to a new total of \$715.00 and
6. That the FICA Line in the Animal Control Department (Line 0216-900-0001-0000) be reduced by \$2224.00 to a new total of \$0.00 and
7. That the Total Line in the Cemeteries Budget (Dept 313) reflect the correct total of \$105,700.00 and
8. That the Contracted Services Line in the Other Shared Costs Department (Line 0910-831-0000-0000 be increased by \$8,480.00 to a new totla of \$92,880.00 and
9. That the Software/Licensing Line in the Ther Shared Costs Department (Line 0910-898-0000-0000) be reduced by \$14,361.00 to a new total of \$201,547.00 and
10. That the Compensated Absences Line in the Employee Benefits Department (Line 0918-205-0000-0000) be adjusted to reflect the correct total of \$125,000.00 and lastly that
11. The Heart & Hypertension Line in the Employee Benefits Department (Line 0918-205-0000-0000) be adjusted to reflect the correct total of \$65,000.00

Motion - Sel. Bouchard / Second - Sel. Perez

Vote to approve - Unanimous (7 -0)

Item 10 **New Business -**

A) 23-16 Consider and possibly act on the granting of a Driveway Variance for 142 Danbury Quarter Road

Motion Statement - "I move that the Board of Selectmen grant a Driveway Variance to Mr. Maloney for 142 Danbury Quarter Road."

Motion - Sel. Perez / Second - Sel. Bouchard

Vote to approve - Unanimous (7 -0)

B) 23 -17 Refunds as recommended by the Collector of Revenues

Motion Statement - "I move that the Board of Selectmen authorize the refunds recommended by the Collector of Revenue in the amount of \$11,577.79."

Motion - Sel. Groppo / Second - Sel. Morhardt

Vote to approve - Unanimous (7 -0)

Item 11 **Citizens Comments**

* Melanie Brady-Shanly

* Davis LaPointe

* Stephen Kosinski

* Jerry Martinez

Item 12 **Selectmen's Comments and Reports**

* Sel. Bouchard - Earth Day is scheduled for Saturday April 22nd at 9:30 on Main Street

* Sel. Groppo - Reminded everyone about the upcoming Laurel Festival Activities

* Sel. Perez - Listed and detailed past Public Comment protocol during Selectmen's meetings

Item 13 **Executive Session**

A) Enter into Executive Session on possible sale of Town Owned Property

B) Discussion on Strategy and Negotiations of Contracts

Motion Statement - "Motion to enter Executive Session to discuss possible sale of Town Owned Property and Strategy and Negotiations of Contracts, taking the Town Manager to be part of the meeting at 8:50pm."

Motion - Sel. Bouchard / Second - Sel. Morhardt

Vote to approve - Unanimous (7 - 0)

Item 14 **Executive Session Follow Up Actions**

A) Consider and Possibly Act on referring the Sale of 179/201 Pratt Street to the Planning & Zoning Commission for an 8-24 referral

The Board returned from Executive Session at 10:16pm with the following action taken.

Motion Statement - "I recommend that the Board of Selectmen move forward the Batcheller School purchase proposal by Northwest Senior Housing Corporation for an 8-24 referral to the Planning and Zoning Commission."

Motion - Sel. Sedlack / Second - Sel. Groppo

Vote to approve - Unanimous (7 - 0)

B) The Town has engaged a Realtor to assist efforts to get Town Owned properties back on the tax rolls.

Motion Statement - "I recommend that the Board of Selectmen give the Town Manager permission to work with the Realtor and put the home and property at 17 Front Street up for sale.

Motion - Sel. Bourque / Second - Sel. Morhardt

Vote to approve - Unanimous (7 - 0)

Item 15 **Adjournment**

* Motion - Sel. Sedlack / Second - Sel. Morhardt

To adjourn the meeting at 10:18pm

Vote to approve - Unanimous (7 -0)

ATTEST:

Glenn Albanesius, Town Clerk

These Minutes are subject to formal approval at the next scheduled meeting. Any amendments, corrections or revisions will be noted in the next Meeting Minutes.

