



Town of Thomaston

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DRAFT

THOMASTON BOARD OF SELECTMEN REGULAR MEETING TUESDAY, AUGUST 4, 2015

Roll Call:

Meeting was called to order at 7:00 p.m.

First Selectman Mone, Selectman Mosimann and Selectman Barrett, Sr. were present. Deborah Bournival, Administrative Assistant to the First Selectman, was available to take the minutes.

Pledge of Allegiance was recited by all.

Approval of Minutes:

A motion was made by Selectman Mosimann to approve the minutes of the July 21, 2015 regular meeting as presented. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Employee Handbook:

Vinni Carey, who handles Payroll, Human Resources and Employee Benefits, presented.

The full handbook was given to the selectmen prior to meeting to review in length. Vinni indicated that the handbook was reviewed by town counsel who made whatever changes/revisions necessary. This handbook gives highlights of all town employee policies already on the books. This will go into all employee personnel files.

Selectman Barrett, Sr. asked about Section 4 – Proof of Work Eligibility. Vinni indicated that this was a federal mandate.

A motion was made by Selectman Mosimann to approve the employee handbook as presented. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Renewal of Individual Town Policies – Public Record Policy/Disposition of Public Records (State Library Mandated):

A motion was made by Selectman Mosimann to approve the Public Record Policy as presented. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Renewal of Individual Town Policies – Safety Policy:

A motion was made by Selectman Mosimann to table this policy to our next regular meeting. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Renewal of Individual Town Policies – Code of Ethics:

A motion was made by Selectman Mosimann to approve the Code of Ethics policy as presented. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Renewal of Individual Town Policies – Attendance:

A motion was made by Selectman Mosimann to approve the Attendance policy as presented. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Renewal of Individual Town Policies – Cell Phone:

A motion was made by Selectman Mosimann to approve the Cell Phone policy as presented. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Renewal of Individual Town Policies – Roof Maintenance:

Selectmen noted that “Capital Improvements Committee” and “Board of Selectmen” should be added to this policy as well.

A motion was made by Selectman Mosimann to approve the Roof Maintenance policy as amended. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Transfer Station Contract for Metals Disposal Service:

Glenn Clark and Sal Santamaria were in attendance to present.

Glenn and Sal indicated that a request for proposal went out and only two companies – Albert Brothers and Continental Scrap Metal LLC- responded. We asked them to provide the following information:

- Size of dumpster provided – 30 yard
- Cost of providing dumpster (state 0.00 if no cost)
- Cost of hauling dumpster away (state 0.00 if no cost)

- What the reimbursement rate (revenue stream) is based on what we are typically seeing
- What documentation is needed by company

From the two quotes, it was determined there is not cost for dumpster and they provide the hauling at no cost. Currently, scrap metal taken to the transfer station is just put in a “pile” and the town crew hauls it away.

The committee wants to use the “market value” for the contract, which will be for one year initially. The market value method should be addressed in contract. A contract was drafted, but town counsel was not in favor of language. We need to revisit and revise.

A motion was made by Selectman Mosimann to table this until they can see a final draft of the contract. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Tax Incentive – Stewart EFI Expansion @ 45 Old Waterbury Road:

Jeremy Leifert presented. Also in attendance from the EDC was Rich Sileo and Mike Madow. Bob Dudek, Assessor, was also available.

EDC found that the criteria below have been met for this application:

1. The proposed uses for manufacturing meet the eligibility requirements of Section 247-10 of the ordinance;
2. The cost of construction or renovations for the purpose of determining the incentive award under Section 247-11 of the ordinance is \$1,500,000;
3. The project meets six (6) of a possible nine (9) criteria to qualify for the incentive under Section 247-12B of the ordinance.
4. The project will result in the creation of 20-40 new jobs and the addition of approximately \$2,000,000 in personal property and new machinery.

After review of the information, EDC recommends a real property tax abatement of 100% for 2 years. However, EFI is also applying for benefits under the Enterprise Zone and the benefit to both the town and to EFI is greater through the Enterprise Zone. It is recommended that the Board of Selectmen table until a decision is made by the State DECD.

A motion was made by Selectman Mosimann to table this item until notification of Enterprise Zone notification. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

New Business/Tax Incentive – DJM Properties @ 76 Watertown Road:

Mike Madow of EDC presented.

EDC found that the criteria below have been met for this application:

1. The proposed uses for commercial uses meet the eligibility requirements of Section 247-10 of the ordinance;
2. The cost of construction or renovations for the purpose of determining the incentive award under Section 247-11 of the ordinance is \$2,500,000;
3. The project meets six (6) of a possible nine (9) criteria to qualify for the incentive under Section 247-12B of the ordinance;
4. The project will result in full use of an approximately 36,000 square foot vacant commercial property.

After review of the information, EDC recommends a real property tax abatement of 100% for 2 years. Building renovations are well underway – inspection was done on 7/30/15. The outer shell is done as well as rough studding of about 75% of the building. Some of the units have varying degrees of interior finished. None are completely done. Some of the units are not separated out. The floor plan shows 18 individual spaces. As of 7/30/15, there are 13 separate units. The actual number of tenants that will be in the building is unknown.

The tax incentive on this property will be difficult to calculate. It will not be completed in one fell swoop. The difference in assessments will vary as tenants receive their c/o's. Our building official will give general co for guts of building and then individual co's once completed.

A motion was made by Selectman Mosimann to approve the tax incentive presented by EDC for DJM Properties @ 76 Watertown Road, to be placed on an agenda for future town meeting approval. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

Old Business/Tax Incentive – DJM Properties @ 31 River Street:

A motion was made by Selectman Barrett, Sr. to rescind his original motion made at the July 7, 2015 Board of Selectmen meeting. Motion was seconded by First Selectman Mone with one abstention (Selectman Mosimann who was not in attendance). Motion carries 2-0, with one abstention.

After reviewing the criteria, EDC recommends a real property tax abatement of 75% for 2 years. However, building permits only show approximately \$246,000 in building permits, falling below the \$500,000 threshold for this abatement. The applicant is in the process of providing additional information to clarify the cost of construction.

Old Business/Tax Incentive – DJM Properties @ 64 North Main Street:

A motion was made by Selectman Barrett, Sr. to rescind his original motion made at the July 7, 2015 Board of Selectmen meeting. Motion was seconded by First Selectman Mone with one abstention (Selectman Mosimann was not in attendance). Motion carries 2-0, with one abstention.

A motion was made by Selectman Mosimann to approve a tax incentive for the property located at 64 North Main Street as permitted by Article IV Tax Incentive Program adopted by town meeting on 5/29/2007 and recommended by the Economic Development Commission and move

forward to a town meeting for final approval. The Board of Selectmen approves the application for a tax assessment abatement of the improvements on the aforementioned property with the understanding that this abatement is being approved beyond the one (1) year period for commencement provided in the stated ordinance. Upon approval by the town meeting, the abatement will become effective upon the issuance of a certificate of acceptance or certificate of occupancy by the Thomaston Building Official. This action does not establish a precedent for any future applications. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

Old Business/Tax Incentive – DJM Properties @ 60 North Main Street:

A motion was made by Selectman Mosimann to approve a tax incentive for the property located at 60 North Main Street as permitted by Article IV Tax Incentive Program adopted by town meeting on 5/29/2007 and recommended by the Economic Development Commission and move forward to a town meeting for final approval. The Board of Selectmen approves the application for a tax assessment abatement of the improvements on the aforementioned property with the understanding that this abatement is being approved beyond the one (1) year period for commencement provided in the stated ordinance. Upon approval by the town meeting, the abatement will become effective upon the issuance of a certificate of acceptance or certificate of occupancy by the Thomaston Building Official. This action does not establish a precedent for any future applications. Motion was seconded by Selectman Barrett, Sr. With all in favor, motion carries.

Board/Commission Appointments/Resignations – none

Tax Refunds:

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$29.46 to Bruce Buchenholz, Assessor pro-rated after bill was paid. Motion was seconded by Selectman Mosimann. With all in favor, motion carries.

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$35.11 to Thomas Boiano, Assessor pro-rated after bill was paid, vehicle out of state. Motion was seconded by Selectman Mosimann. With all in favor, motion carries.

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$17.12 to Mihai Smuliac, Assessor pro-rated after paid, vehicle sold. Motion was seconded by Selectman Mosimann. With all in favor, motion carries.

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$74.79 to Noella Bottass, Assessor pro-rated after paid, vehicle sold 7/2015. Motion was seconded by Selectman Mosimann. With all in favor, motion carries.

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$332.96 to Modern Motors, Inc., vehicle sold 2/2012, Assessor pro-rated. Motion was seconded by Selectman Mosimann. With all in favor, motion carries.

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$302.00 to Modern Motors, Inc., vehicle sold 2/2012, Assessor pro-rated. Motion was seconded by Selectman Mosimann. With all in favor, motion carries.

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$87.51 to Eugene Ozerhoski, vehicle sold, Assessor pro-rated. Motion was seconded by Selectman Mosimann. With all in favor, motion carries.

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$19.54 to Rosemary Martin, vehicle sold 7/2015, Assessor pro-rated. Motion was seconded by Selectman Mosimann. With all in favor, motion carries.

A motion was made by Selectman Barrett, Sr. to approve the tax refund submitted by the Tax Collector in the amount of \$177.90 to Christopher Martin, bill moved to New Haven after payment. Motion was seconded by Selectman Mosimann. With all in favor, motion carries.

Communications:

Selectman Mosimann indicated she is still without computer service.

Public Comment – none.

A motion was made by Selectman Barrett, Sr to adjourn the meeting at 7:57 p.m. Motion was seconded by Selectman Mosimann. With all in favor, motion carries.

Respectfully submitted
By Deborah Bournival
Administrative Assistant
To the First Selectman