

REGULAR MEETING MINUTES
COLUMBIA BOARD OF SELECTMEN
Tuesday, November 18, 2014, 7 pm

**Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT**

Members Present: First Selectman Carmen Vance, Selectman Steven Everett, Selectmen William O'Brien, Selectman Robert Hellstrom, Selectman Robert Bogue.

Also Present: Town Administrator Jonathan Luiz and others

CALL TO ORDER: C. Vance called the meeting to order at 7 pm.

1. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.
2. **MINUTES: 11/5/14 Special Meeting Minutes:** R. Bogue MOVED to approve the BOS regular meeting minutes of 11/5/14. MOTION CARRIED 4:0:1 with S. Everett abstaining.
3. **AUDIENCE OF CITIZENS:** None.
4. **OLD BUSINESS**
- 4.1 **Public Hearing on proposed Draft Anti-Blight Ordinance:** C. Vance called the Public Hearing to order at 7:02 pm.

Carol Kubala of 37 Lake Road spoke in opposition to the proposed ordinance on the basis that it is unclear and subject to interpretation. She submitted a list of questions and comments to the BOS.

Pam Viens of 132 Route 66 stated that she feels as though this type of ordinance is meant for larger cities, not small towns like Columbia. She explained that state statutes do not require people to mow their lawns, keep landscaped property, etc. She expressed opposition to the ordinance.

Jeff Viens of 132 Route 66 spoke against the proposed ordinance. He read materials and spoke several times about the importance of the government not violating peoples' rights with unlawful searches. He said he does not feel a single family residence should be cited for blight and stated that he would be happy to work with the town regarding this draft ordinance.

Paul Kubala of 37 Lake Road feels that once this ordinance is passed, it will be open for further revisions – which concerns him. He does not support the ordinance.

Lisa Napolitano of 7 Hunt Road spoke against the ordinance being adopted.

Carole Williamson of 12 Gaulin Road stated that she has lived in town for many towns and feels that investigating “abandoned” looking houses should be investigated.

Ed Mathieu of 158 Old Willi Road feels that the character of the town has changed considerably and that something must be done to control the character of the town. He said that courts have repeatedly upheld the legality of town blight ordinances.

C. Kubala stated her strongest objection regarding an anti blight ordinance is that it can be acted upon if there is a complaint made by one person. Discussion followed.

J. Viens requested that the statutes identified in the draft ordinance be listed in detail so that a reader can look them up easily. He said that state law requires that an appeals board be created to hear blight complaints.

C. Vance stated that she has heard from Stanley Rosenstien and Kathy Dubay who expressed that they are in favor of a blight ordinance.

The Public Hearing closed at 7:31 pm.

- 4.2 Draft Anti-Blight Ordinance:** S. Everett stated that he appreciates the comments and suggestions made by the public. He feels that the BOS needs to re-examine the draft ordinance. R. Bogue stated that he was one of the first people to bring up adopting an anti-blight ordinance and feels that the word blight can be objective. R. Hellstrom would like to come to a consensus that satisfies everyone. C. Vance stated that she would like the BOS to return to this issue in the future.
- 4.3 Draft Changes to Ordinance Establishing Citation Procedures and Fines for Zoning Violations:** This ITEM has been TABLED.
- 5. NEW BUSINESS**
- 5.1 Hunters Ridge Subdivision bond reduction:** C. Vance MOVED to approve the release of fifty-five thousand dollars of the financial guarantee held by the Town for the completion of the public improvements of Hunter's Ridge Subdivision as the work has been substantially completed and inspected by the Public Works Director and the Town Engineer; the remaining twenty thousand dollars is a reasonable estimate of the cost to complete the final public improvements primarily consisting of final grading of the swales, loaming and seeding, any asphalt repairs, and necessary soil and erosion controls. MOTION CARRIED 4:0:1 with R. Hellstrom abstaining.
- 5.2 Life insurance benefits for part-time employees:** J. Luiz reviewed the memo provided in the BOS packet concerning the availability of Life/ADD insurance for part-time employees. J. Luiz respectfully suggests that the BOS amend the Employee Handbook so that the section dealing with Life/Accidental Death and Dismemberment insurance state that a \$25,000 benefit is available to those part-time employees scheduled to work between 15-24 hours per week. Discussion followed. W. O'Brien MOVED to amend the employee handbook to reflect the proposed changes as presented. MOTION CARRIED 5:0.
- 6. COLUMBIA LAKE / DAM / BEACH**
- 6.1 Application for Constructing Structures on or over the Lake by Derway Trust:** This ITEM has been TABLED.
- 6.2 Application for Constructing Structures on or over the Lake by Hallarin:** C. Vance MOVED to approve the application submitted by George and Lynn Hallarin to repair an existing concrete boat ramp contingent upon the recommendations set forth by the Lake Management Advisory Committee (LMAC). MOTION CARRIED 5:0.

- 6.3 Email between Mark Coleman and J. Luiz regarding Davis seawall issue:** W. O'Brien pointed out that BOS did not approve of Mr. Davis' request.

*C. Vance MOVED to add item 7.3 entitled "Hire of Tree Warden" to New Business.
MOTION CARRIED 5:0.*

7. APPOINTMENTS / RESIGNATIONS

- 7.1 Hire of Jill Swenson as substitute Accounting Assistant:** C. Vance MOVED to hire J. Swenson as substitute Accounting Assistant and the MOTION CARRIED 5:0.
- 7.2 Appointment of Anthony Ortiz (D) to the Szegda Farm Management (SFMC) Committee:** W. O'Brien MOVED to appoint Anthony Ortiz to the SFMC and the MOTION CARRIED 5:0.
- 7.3 Hire of Tree Warden:** C. Vance MOVED to appoint Andy Andrews as Tree Warden and Brian Paul as Deputy Tree Warden and the MOTION CARRIED 5:0.

- 8. TOWN ADMINISTRATOR REPORT:** J. Luiz reported that discussions are underway with Bolton concerning the establishment of a long-term building official services arrangement. He stated that the Public Works Department completed sand deliveries on November 7, 2014. J. Luiz told the BOS that the dam renovation project is near completion. He shared progress with the Community Development Block Grant and stated that all necessary easements have been acquired for the Baker Hill Road Bridge project. J. Luiz spoke about the success of the Veterans Day Ceremony. He shared details of the Assessor's review of the new GIS site that CRCOG is getting ready to launch in December. J. Luiz said a traffic engineer has been hired to recommend specific safety improvements to Erdoni Road.

9. CORRESPONDENCE

- 9.1 Cost estimates by G. Murphy regarding DEEP Draft MS4 Permit regulations**
- 9.2 Email between J. Elsesser and T. Cohan regarding Charter digital upgrade**
- 9.3 Letter dated 11/3/14 from Lt. Murray to C. Vance**
- 9.4 Email from Northeast Utilities re electric supply rate**

10. BUDGET

- 10.1 Transfers:** None.
- 10.2 Refunds:** C. Vance MOVED to approve the following refunds:

AMOUNT	TO	FROM
\$58.47	Case Orthodontics Lab, LLC	Town of Columbia
\$28.73	Charles Boisvert	Town of Columbia

MOTION CARRIED 5:0.

10.3 Schedule of the Fiscal Year '15-'16 Budget Process

- 11. APPROVE PAYMENT OF BILLS:** R. Bogue MOVED to approve the regular payment of bills in the amount of \$120,926.83 and the MOTION CARRIED 5:0.
- 12. BOARD MEMBER COMMENTS:** R. Hellstrom asked about the town's financial status regarding salt, etc. for the upcoming winter season. J. Luiz stated that the town appears to be in good shape, with purchase orders already processed for salt.
- 13. EXECUTIVE SESSION**
- 13.1 Real estate per State Statutes Section 1-200(6)(D); Pending Litigation per State Statutes Section 1-200(6)(B); Personnel per State Statues Section 1-200(6)(A).** C.

Vance MOVED to enter into executive session at 8:07 pm with J. Luiz present for the purpose of discussing real estate and Personnel. The MOTION CARRIED 5:0. Executive session ended at 8:29 pm.

R. Bogue MOVED to add to the agenda item 7.4, entitled "Resignation of Town Administrator Jonathan Luiz." MOTION CARRIED 5:0.

7. **APPOINTMENTS/RESIGNATIONS: (CONTINUED)**
- 7.4 **Resignation of Town Administrator Jonathan Luiz:** The BOS regretfully accepted the resignation of J. Luiz effective January 4, 2015.
14. **ADJOURNMENT:** C. Vance MOVED to adjourn at 8:30 pm and the MOTION CARRIED UNANIMOUSLY.

Respectfully submitted by Kimberly A. Bona