

**REGULAR MEETING MINUTES  
COLUMBIA BOARD OF SELECTMEN  
Tuesday, March 20, 2018 – 7 pm  
Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT**

**Members Present:** First Selectman, Steven M. Everett; Deputy Selectman, Robert Hellstrom; William O'Brien, Selectman; Robert Bogue, Selectman; Lisa Napolitano, Selectman.

**Also Present:** Town Administrator, Mark Walter

**CALL TO ORDER:** S. Everett called the meeting to order at 7:22pm

1. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.
2. **APPROVAL OF AGENDA:** S. Everett MOVED to Approve Agenda. MOTION CARRIED 5:0.
- 2.1 **APPROVAL OF MINUTES:** S. Everett MOVED to Approve the BOS Regular Meeting Minutes of March 6, 2018. MOTION CARRIED 4:0:1 with W. O'Brien abstaining.
3. **AUDIENCE OF CITIZENS:** Vera Englert, Ann Dunnack, Joan Hill
4. **OLD BUSINESS:** None
5. **NEW BUSINESS:**
  - 5.1 **EDC Presentation:** Vera Englert, Rte. 87, Spokesperson for EDC presented the EDC's Tax Incentive Program for current and new business'. After surveying several surrounding towns regarding their tax incentive programs, Vera Englert, Tom Currier, and Larry Preston came up with a proposal for a tax incentive program for Columbia. She outlined the several programs that included an Outdoor Beautification Program, Existing Business/Building Renovation, New Building, and New or Upgrade in Business Equipment. Discussion ensued regarding adding agriculture to the program. R. Bogue asked if there is any reason that we can't include agriculture to the program, as this is in the research stage at this point. Tom Currier, 15 Columbia Landing responded that the EDC's charge was to focus on commercial and manufacturing, but he didn't see why they couldn't add agriculture. V. Englert concluded the discussion by stating that if anyone had questions about the research she did to please reach out to her.
6. **COLUMBIA LAKE / DAM / BEACH:** None
7. **APPOINTMENTS / RESIGNATIONS:** None
8. **TOWN ADMINISTRATOR REPORT:**
  - 8.1 **Update on projects:** M. Walter provided updates on several projects:
    - Beach project: The project is coming along nicely and will be wrapping up. It was discussed between S. Everett and the Beach Project Advisory Committee about extending the wooden guardrail. The funding for this

will come from the funds that were not used in the completed projects for the Town siding and annex roof.

- Salt Shed: Currently analyzing two proposals.
- Town parking lot: The parking lot will be re-finished once better weather is here.
- Village Hill Bridge: \$25,700 budgeted for masonry repairs to the bridge. Proposals are due March 29<sup>th</sup>.
- Pucker St. Bridge: Wrapping up the STEAP grant. \$1,894.00 left in budget. We are working with the State of CT for fund acceptance.
- Latham Hill Bridge: An Engineering Study is needed.
- Hop River Bridge: A long term plan is needed for this bridge.
- Flanders Rd. Bridge: The project was over budget due to complications to the decking. Waiting for final invoice from Coventry.
- Hop River Trail Park: This is on hold by the State.
- Rec Park Master Plan: A presentation will be given to FiPAC on Wednesday, March 21<sup>st</sup>.

8.2 **FiPAC Budget Summary to Date:** M. Walter stated that FiPAC had no changes at this time since the last meeting, so there are no updates.

8.3 **Open Space Committee – Ramm Easement Property:** M. Walter provided the Open Space Committee’s letter regarding their evaluation of the Ramm Easement property. The conclusion of the letter proposed that the Ramm Easement property on Wells Wood Rd, though it is a desirable acquisition, the price was too high, and they would not recommend pursuing the purchase. R. Hellstrom stated that besides the economics, the abutting property owners who bought the property and thought this would be their open space and that converting this to open space, people would be walking on the property. A. Dunnack added that the owner of the property placed a conservation easement on the property and that the Town of Columbia are responsible for monitoring that. She added that the neighbors were violating the easement at the invitation of the owner. A. Dunnack contacted the owner and he stated that he did not know the neighbors were using the property. W. Obrien asked if there is something the BOS could do about this situation. T. Currier said that the Zoning Enforcement should be notified. A. Dunnack said she notified Zoning Enforcement.

8.4 **Make Safe Protocol- Road Blockage and Utility Management.** M. Walter provided the form to coordinate the blocked roads during the last storm. L. Napolitano asked if we can put this on the website so that the residents will be kept informed. S. Everett said we could do that.

8.5 **Legislative Update: CRCOG, CCM & Solar Tax Exemption:** M. Walter provided information from CCM regarding revitalizing CT, despite risk to local aid and included CRCOG analysis of the process for House and Senate bills. Also provided was information on the SB420 – an act repealing the commercial solar tax exemption.

8.6 **CIRMA Liability-Auto-Property and Workers’ Compensation 2018-19 Budget Indications:** 3-year guarantee for LAP (liability auto policy) re-evaluated the 3<sup>rd</sup> year to 0, saving us a \$1,000.

- 9. CORRESPONDENCE:**  
**9.1 Thank you letter to Jim Blair**

**10. BUDGET:**

- 10.1 Transfers:** R. Bogue MOVED to approve the following transfers:

<b>AMOUNT/TRANSFER#</b>	<b>FROM A/C# DESCRIPTION</b>	<b>TO A/C#, DESCRIPTION</b>
\$150.00 / 10-4134-710	Professional Improvement	10-4134-750 / Conference/Seminar

MOTION CARRIED 5:0

- 10.2 Refunds:** S. Everett MOVED to approve the refunds of \$9,811.30.

<b>AMOUNT#</b>	<b>FROM</b>	<b>TO</b>
\$2,202.10	Town of Columbia	Sean & Christa McManus
\$7,053.94	Town of Columbia	Leneta Real Estate Tax Service on behalf of Peck Keith D. & Galica Peck Kelley M.
\$60.00	Town of Columbia	Cheryl Hanley-Munoz and David M. Storer Muoz
\$495.26	Town of Columbia	Acar Leasing Ltd.

MOTION CARRIED 5:0

- 11. APPROVE PAYMENT OF BILLS:** R. Bogue MOVED to Approve 2017/18 regular, credit card and PayChex totaling \$88,039.99. MOTION CARRIED 5:0.

- 12. BOARD MEMBER COMMENTS:** None

**13. EXECUTIVE SESSION:**

**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):** R. Hellstrom MOVED to go into Executive Session. MOTION CARRIED 5.0. The Board of Selectman entered into Executive Session at 8:11 with M. Walter present. Executive Session ended at 8:59pm. No action taken.

- 14. ADJOURNMENT:** S. Everett MOVED to ADJOURN at 9:00 pm and the MOTION CARRIED UNANIMOUSLY.

Respectfully submitted by Jennifer C. LaVoie