

**Board of Finance Special Meeting
Monday, September 26, 2022, 6:30 pm
Via Webex Only**

A recording of this meeting can be found here:

<https://www.youtube.com/watch?v=b6U8Et54cHI>

FINAL MINUTES

MEMBERS PRESENT: Chair Lori Charlton, Vice Chair John Mitola, Secretary Sheila Marmion, Craig Curley, Christopher DeWitt, Mary LeClerc, Kevin Starke, Jack Testani, James Walsh (recused himself at 6:48 pm)

OTHERS PRESENT: Town Attorney James Baldwin, CFO Jared Schmitt, Engineering Manager Bill Hurley, FairTV

1. Call to Order
Chair Lori Charlton called the meeting to order at 6:30 pm.
2. Pledge of Allegiance
Ms. Charlton led the Pledge of Allegiance.
3. In accordance with Chapter 35 of the Town Code, to hear and consent to a bid waiver for the Town's purchase of 150 Villa Avenue approved by the RTM on September 19, 2022

Jack Testani made a motion to put Item 3 before the board. Sheila Marmion seconded the motion.

Chairwoman Charlton referenced the posted meeting backup for the bid waiver purchase price of \$400,000. Page 1 of the additional backup includes an independent property valuation dated September 15, 2022, for the 3 parcels being donated to the Town in the amount of \$825,000. Page 22 of the additional backup includes a copy of the Assessor's valuation for all 4 parcels, completed in 2020 before the property was subdivided in the amount of \$410,000.

Town Attorney James Baldwin presented this item. The Town Code requires consent of 6 members from the BOF to approve the Bid Waiver. This is not the same as having it voted on by a board. The Code was amended in 1986 adding the BOF consent for Bid Waivers. The purchase has already been approved this is only a matter of giving consent to the Bid Waiver. The Town is working with Aspetuck Land Trust to enter into agreement to clear the property and use it as open space. There are four lots in total. Three will be donated to the Town and the fourth will be purchased by the Town. This will help with the flooding issues with the Rooster River. Nothing will be given up by consenting to a Bid Waiver as there will be no other bids because the property will not be developed. James Walsh recused himself and left the meeting at 6:48pm as he was a partner in the law firm that represented the current owner (Sinnott) when the property was purchased by them. This purchase will be an integral part of the Rooster River Mitigation. When asked if this was part of the original plan for the ARPA funds being used, CFO Jared Schmitt shared the original report that stated the plan to acquire property, but there was no specific location mentioned. Engineering Manager Bill Hurley said this is not as prime a property like

Tunxis Hill or Fairchild Wheeler Golf Course, but it will improve water quality and it will allow for piping to give the area a free flow outlet. The property will be regraded and have access to a culvert. There was a detailed discussion about the use of the property and Aspetuck Land Trust's involvement in the plans and visions for the property once the mitigation is complete.

Christopher DeWitt made a motion to take the BOF vote. Jack Testani seconded the motion.

The motion carried unanimously.

4. Adjourn

Craig Curley made a motion to adjourn. John Mitola seconded the motion. The meeting adjourned at 7:30 pm.

Respectfully submitted,

Pru O'Brien
Recording Secretary