

BOARD OF SELECTMEN SPECIAL MEETING

Wednesday, August 24, 2022

4:00 pm

Via Webex

and

In-Person in the First Floor Conference Room,

Independence Hall, 725 Old Post Road

Fairfield, CT 06824

A recording of this meeting can be found here: <https://www.youtube.com/watch?v=6KpV18Io6EE>.

FINAL MINUTES

MEMBERS PRESENT: First Selectwoman Brenda L. Kupchick, Selectman Thomas M. Flynn

MEMBERS ABSENT: Selectwoman Nancy E. Lefkowitz

OTHERS PRESENT: Engineering Manager Bill Hurley, Planning Director James Wendt, Conservation Director Tim Bishop, Community and Economic Development Director Mark Barnhart, Purchasing Director Gerald Foley, Town Attorney James Baldwin, Habitat for Humanity CEO Carolyn Vermont, Habitat for Humanity Director of Construction Kevin Moore, Chief of Staff Jackie Bertolone, FairTV

1) **CALL TO ORDER**

First Selectwoman Kupchick called the meeting to order at 4:00 pm.

2) **PLEDGE OF ALLEGIANCE**

First Selectwoman Kupchick led the Pledge of Allegiance.

3) **PURCHASING AUTHORITY**

To hear, consider and authorize the Purchasing Authority to enter into the proposed contract with GZA Geo Environmental, Inc. to provide a benefit cost analysis for climate resiliency [per RFP #2022-200] for a total fee not to exceed \$29,900.00. Funding for this contract is available through a 100% reimbursable Municipal Resilience Grant Program. Account Number: 10005070-53200-80074.

Selectman Flynn made a motion to approve Item 3. First Selectwoman Kupchick seconded the motion.

Engineering Manager Bill Hurley explained that this is a contract with GZA which was selected to perform a benefit cost analysis for an area between Sasco Hill Road and Riverside Drive. He said the analysis will determine the Town's eligibility for a FEMA grant which is 100% reimbursable. Town Attorney James Baldwin said there are some items in the contract that will need to be renegotiated.

Selectman Flynn made an amendment to approve Item 3, subject to Attorney Baldwin's final approval of the contract items. First Selectwoman Kupchick seconded the amendment.

The main motion, as amended, carried unanimously.

4) **COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

To hear, consider and authorize the First Selectwoman to enter into the proposed Development Agreement with Habitat for Humanity of Coastal Fairfield County, Inc. for the redevelopment of 244 Greenfield Street to create four units of affordable housing in accordance with the Town's Request for Qualifications #2022-141.

Selectman Flynn made a motion to approve Item 4. First Selectwoman Kupchick seconded the motion.

Community and Economic Development Director Mark Barnhart said Habitat for Humanity of Coastal Fairfield County, Inc. submitted a RFQ to the Town for the redevelopment of 244 Greenfield Street to create four units of affordable housing. Mr. Barnhart recommends the approval of this agreement with Habitat for the redevelopment of the parcel. He said Habitat will lease it from the Town for a nominal fee and will take care of all aspects of this project. He said the project has been discussed with neighbors and there will be continued outreach. Mr. Barnhart said there will be two duplex units which are similar to other properties in the neighborhood and within the local zoning laws.

The motion carried unanimously.

5) **CONSERVATION AND ENGINEERING DIRECTORS (*requires RTM approval and a report from Town Plan and Zoning Commission*)**

To hear, consider and act the following resolution as recommended by the Conservation and Engineering Directors:

WHEREAS, the Town of Fairfield wishes to exercise its option to purchase 150 Villa Avenue for the sum of \$400,000 as more particularly set forth in the real estate sales agreement between said parties for passive and/or open space and to serve as a detention area with environmental, water quality and culvert access benefits to the Town and Neighborhood; and

WHEREAS, funds for the purchase of said property may be taken from Acct # 14501010-59996-81007 – ARPA Rooster River Detention Area, as approved by the Conservation Commission and the Town Administration; and

NOW, THEREFORE BE IT RESOLVED, that Brenda L. Kupchick, First Selectwoman, be and hereby is, authorized to enter into and sign contracts and expend such monies on behalf of the Town of Fairfield for the purpose of purchasing said property in accordance with the above and the attached* agreement. (**attached agreement can be found in the backup*)

Selectman Flynn made a motion to approve Item 5. First Selectwoman Kupchick seconded the motion.

First Selectwoman Kupchick explained that this is part of the overall Rooster River mitigation which has been complex and requires many moving parts.

She said this piece is very important and that this property will be used for open space with Aspetuck Land Trust's involvement.

Planning Director James Wendt described the site and cost and said a study by Milone & MacBroom, Inc. identified this as a site for potential improvements. He said this item was passed unanimously by the Town Plan and Zoning Commission last night to favorably recommend the Town's acquisition of this property. He said while this is not a prime candidate for detention there are some drainage improvements and water quality enhancements to help alleviate flooding in Algonquin neighborhood that will help alleviate flooding and give the Town direct access to the adjacent bridge culvert.

Mr. Hurley said efforts on this site can't hurt, but can only help alleviate flooding and also provide environmental and water quality benefits. First Selectwoman Kupchick said this purchase prevents any further development of this property which would be detrimental.

Mr. Hurley said Aspetuck is also involved with the Conservation Department regarding the open space part of the property. He said the funding is through American Rescue Plan Act (ARPA).

The motion carried unanimously.

- 6) To consider and act upon tax refunds as recommended by the Tax Collector in the amount of \$21,522.12

Selectman Flynn made a motion to approve Item 6. First Selectwoman Kupchick seconded the motion which carried unanimously.

- 7) TOWN ATTORNEY
Executive Session – Pending Litigation – 166 Grasmere Avenue Blight vs. Town of Fairfield with Town Attorney Jim Baldwin

Selectman Flynn made a motion to continue this item to a date certain of the next BOS meeting. First Selectwoman Kupchick seconded the motion which carried unanimously.

- 8) Adjourn
Selectman Flynn made a motion to adjourn the meeting at 4:37 pm. First Selectwoman Kupchick seconded the motion which carried unanimously.

Respectfully submitted,

Pru O'Brien
Recording Secretary